



5 Robey Street

Lincoln, LN5 8AU



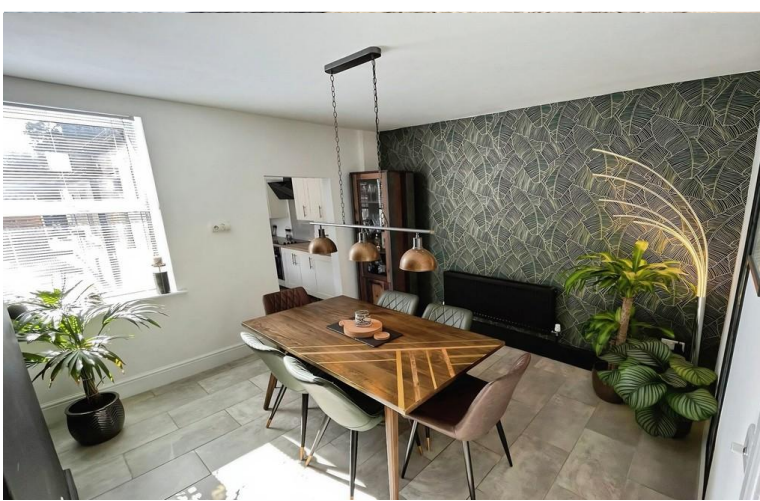
Book a Viewing!

£185,000

A well presented Two Bedroom Mid Terraced Property positioned within this convenient residential location to the south of Lincoln City Centre. Offering well maintained accommodation throughout, the property would be ideally suited to first time buyers, investors or those looking to downsize. The property benefits from a Lounge with feature bay window, separate Dining Room, modern Kitchen and Ground Floor Bathroom. To the outside there is an enclosed low maintenance rear garden together with the added benefit of a useful Utility Room and detached Gym/Home Office space with power and lighting.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



ACCOMMODATION

HALLWAY

With UPVC entrance door to the side elevation, under stairs storage, radiator, feature glass panel wall opening through to the dining room and doors leading into the lounge and dining room.

LOUNGE

11' 4" x 11' 9" (3.46m x 3.59m) With UPVC walk-in bay window to the front elevation, tiled flooring, fitted shelving, coving to the ceiling and radiator.

DINING AREA

11' 5" x 11' 9" (3.49m x 3.59m) With UPVC window overlooking the rear garden, tiled flooring, radiator, feature glass block wall opening through to the hallway and doorway leading into the kitchen.

KITCHEN

11' 7" x 6' 11" (3.55m x 2.12m) With UPVC windows and door to the side elevation, tiled flooring, fitted with a range of modern wall cupboards and base units with work surfaces over and complementary splashbacks. Features include an integral electric oven, electric hob with extraction above, spaces for a fridge and dishwasher, composite sink and drainer with mixer tap and door leading into the bathroom.

BATHROOM

8' 6" x 6' 11" (2.61m x 2.12m) Fitted with a suite comprising of a panel bath with shower over, wash hand basin, low level WC, extractor fan and window to the side elevation.

UTILITY ROOM

5' 3" x 6' 11" (1.62m x 2.12m) With window to the rear elevation, door to the side, power and lighting together with spaces and plumbing for a washing machine and tumble dryer.

DETACHED GYM

13' 8" x 18' 1" (4.18m x 5.53m) With doors and windows overlooking the rear garden together with power and lighting.

LANDING

Providing access to two bedrooms and the loft, together with a fitted storage cupboard.

BEDROOM 1

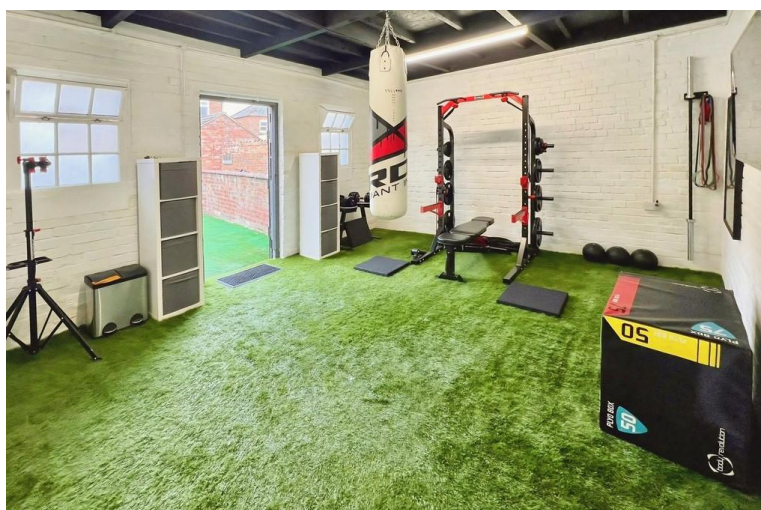
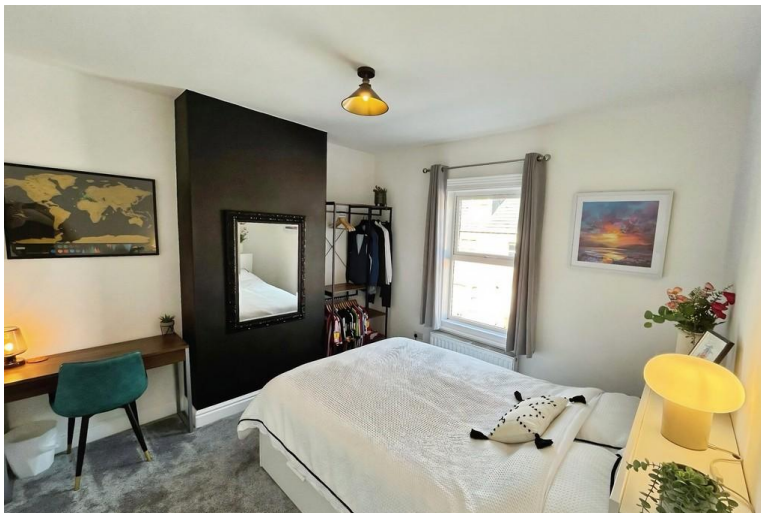
11' 6" x 11' 9" (3.51m x 3.59m) With UPVC window to the rear elevation and radiator.

BEDROOM 2

11' 6" x 11' 9" (3.51m x 3.59m) With UPVC window to the front elevation and radiator.

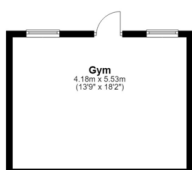
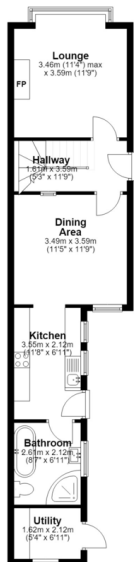
OUTSIDE

To the front of the property there is on street parking. To the rear of the property there is a concrete courtyard area leading through to a paved seating area with artificial lawn and raised planters. There is also access to a utility room and detached gym.





Ground Floor
Approx. 72.2 sq. metres (776.9 sq. feet)



Total area: approx. 103.9 sq. metres (1118.0 sq. feet)
For Illustration Purposes Only
Plan produced using PlanIt3D

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

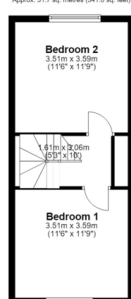
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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First Floor
Approx. 31.7 sq. metres (341.0 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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