



**52 Vernon Street**

Lincoln, LN5 7QT



Book a Viewing!

## Offers in the Region of £140,000

A Three Bedroom Bay Fronted Mid-Terraced Home offered for sale with No Onward Chain, situated in a well established residential area of Lincoln. The property provides spacious accommodation across two floors and presents a great opportunity for first time buyers or investors alike. The accommodation comprises of an Entrance Hall, Lounge, Dining Room, Kitchen and Ground Floor Bathroom. To the First Floor there are Three Bedrooms. Externally, the property benefits from a small front yard and a rear garden with additional storage.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DISCLAIMER** - Some photos used are prior to the current tenancy

**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

### ENTRANCE HALL

Accessed via the shared passageway, providing entry into the property with access to both reception rooms and stairs rising to the first floor landing.

### LOUNGE

11' 7" x 11' 0" (3.53m x 3.35m) A front facing reception room featuring a UPVC double glazed bay window, radiator and fireplace creating a focal point within the room.

### DINING ROOM

11' 6" x 11' 0" (3.51m x 3.35m) A second reception room with UPVC double glazed window to the rear aspect, radiator, feature fireplace, understairs storage cupboard and access through to the kitchen.



### KITCHEN

13' 11 max" x 6' 1" (4.24m x 1.85m) Fitted with a range of wall mounted and base cupboard units with work surfaces over, gas hob with electric oven and extractor over, stainless steel sink with drainer, radiator, tiled flooring, spaces for a fridge freezer and washing machine, wall mounted gas boiler, UPVC double glazed window to the side aspect and UPVC door provides access to the rear yard.

### BATHROOM

A ground floor bathroom fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin with vanity storage, tiled flooring, radiator, mer maid board splashbacks, extractor fan and a frosted UPVC double glazed window to the side aspect.



### FIRST FLOOR LANDING

Providing access to all three bedrooms and loft access.

### BEDROOM 1

11' 7" x 11' 0" (3.53m x 3.35m) A spacious front facing double bedroom with UPVC double glazed window, radiator and a useful over stairs storage cupboard.

### BEDROOM 2

12' 0" x 6' 11" (3.66m x 2.11m) A rear facing double bedroom with UPVC double glazed window and radiator.

### BEDROOM 3

8' 8" x 7' 6" (2.64m x 2.29m) A versatile third bedroom with UPVC double glazed window to the rear aspect and radiator, suitable as a guest room, home office or dressing room.



### OUTSIDE

To the front of the property there is a small yard positioned behind a brick built wall with shared passageway access to the entrance. To the rear there is a courtyard style garden area mainly laid to slabs with a small grass section, mature borders and secure fencing. The garden also benefits from a useful brick built storage outbuilding. The property also benefits from on-street resident permit parking to the front.

**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 – HOW 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 Water and Calum 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.

Clearings 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 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

**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.

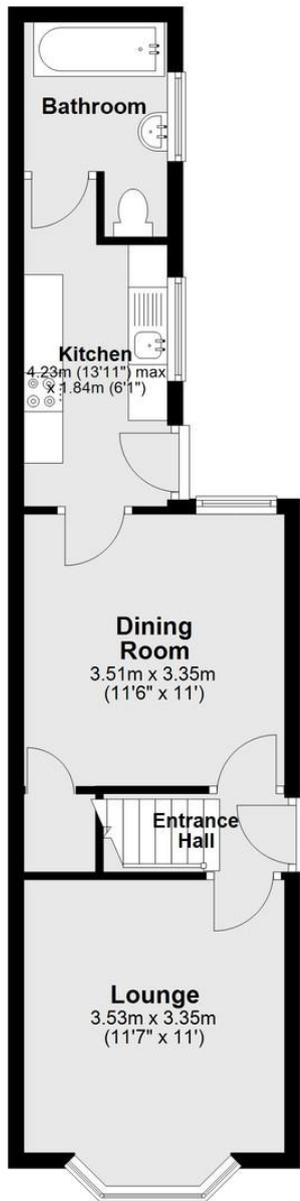
**GENERAL**

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:

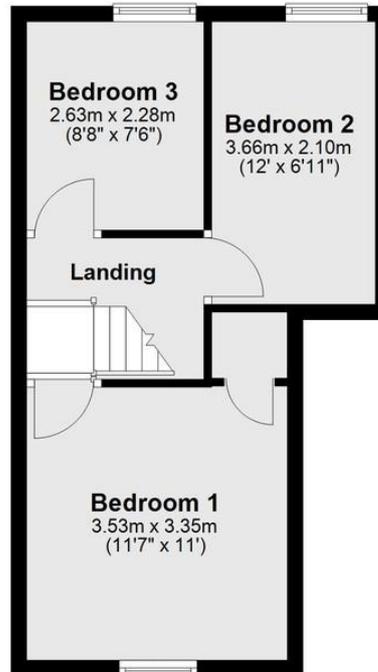
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition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

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**Ground Floor**



**First Floor**



Total area: approx. 71.4 sq. metres (768.1 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.

