

119 West Parade

Lincoln, LN1 1QR

Book a Viewing!

£215,000

A well presented three bedroom period terraced home, ideally situated in the highly sought after West End of Lincoln, offering spacious and versatile accommodation suited to both family living and investment purchasers alike. Retaining attractive period charm, the property comprises a welcoming Entrance Hall, bay fronted Lounge, separate Dining Room, fitted Kitchen and a Ground Floor Shower Room. To the First Floor there are three well proportioned Bedrooms and a further Shower Room. Externally, the property enjoys an attractive courtyard garden to the front and a private enclosed rear garden with both lawn and patio areas, providing an ideal space for outdoor relaxation and entertaining. Previously operated as a licensed HMO and meeting current compliance requirements, the property offers excellent investment potential whilst equally lending itself to being a superb family home in one of Lincoln's most desirable and well-connected locations. Early viewing is highly recommended to appreciate the space, character and flexibility this property has to offer. NO CHAIN.





West Parade, Lincoln, LN1 1QR







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
With staircase to the first floor and radiator.

LOUNGE
11' 3" x 10' 2" (3.44m x 3.11m) With double glazed bay window to the front aspect and radiator.

DINING ROOM
13' 5" x 12' 0" (4.11m x 3.66m) With double glazed French doors to the rear garden, under stairs storage cupboard and radiator.









KITCHEN
14' 9" x 7' 8" (4.52m x 2.35m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan, spaces for fridge freezer, washing machine and dishwasher, radiator, double glazed window to the side aspect and door to the garden.

SHOWER ROOM
Fitted with three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING
With radiator.

BEDROOM 1
13' 5" x 11' 3" (4.11m x 3.45m) With two double glazed windows to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 2
12' 0" x 10' 5" (3.66m x 3.20m) With double glazed window to the rear aspect and radiator.

BEDROOM 3
11' 1" x 7' 8" (3.38m x 2.35m) With double glazed window to the rear aspect and radiator.

SHOWER ROOM
Fitted with three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, radiator and double glazed window to the side aspect.

OUTSIDE
To the front of the property there is a small courtyard garden behind low level wall. To the rear there is an enclosed garden laid mainly to lawn with patio seating area.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.





BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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

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https://www.mundys.net/referrals/

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.

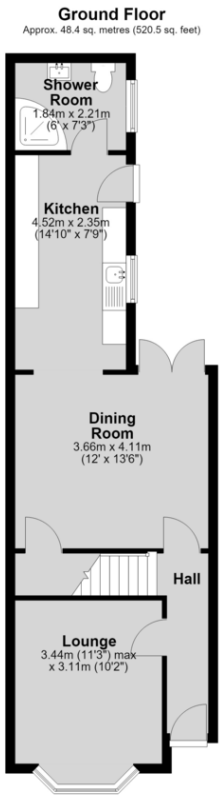
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

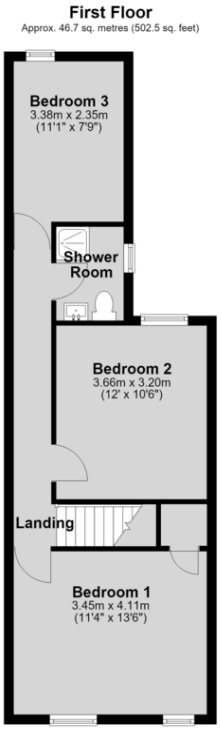
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 95.0 sq. metres (1023.1 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 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.

The Property Ombudsman