5 Abbot Street

Lincoln, LN5 7SN

Book a Viewing!

£165,000

Situated in a convenient location just to the South of the Cathedral City of Lincoln, a spacious three bedroom bay fronted Terraced House with generous living accommodation comprising of private passageway, Entrance Hall, Lounge, Dining Room, Kitchen, First Floor Landing, Three Bedrooms and First Floor Bathroom. Outside is an enclosed rear yard with three useful outbuildings. Viewing of this property is highly recommended. NO CHAIN.

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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

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 Bishop Grosseteste University.

SIDE PASSAGE
Private side passage giving access to the front door and rear garden.

HALL
With staircase to the first floor.

LOUNGE
12' 8" x 12' 0" (3.88m x 3.68m) With double glazed bay window to the front aspect, gas fire set within a feature fireplace and radiator.

DINING ROOM
12' 7" x 12' 0" (3.84m x 3.67m) With double glazed window to the rear aspect, gas fire with brick fireplace, under stairs storage cupboard, exposed floorboards and radiator.

KITCHEN
13' 8" x 7' 4" (4.17m x 2.26m) Fitted with a range of base and wall units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, washing machine machine and fridge freezer, tiled splashbacks and flooring, radiator, double glazed window to the side aspect and door to the garden.

FIRST FLOOR LANDING
With storage cupboard.

BEDROOM 1
15' 11" x 11' 11" (4.86m x 3.65m) With fitted wardrobes, exposed floorboards, two double double glazed windows to the front aspect and radiator.

BEDROOM 2
12' 7" x 6' 11" (3.85m x 2.12m) With double double glazed window to the side aspect and radiator.

BEDROOM 3
11' 1" x 6' 2" (3.38m x 1.88m) With double double glazed window to the side aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, airing cupboard, tiled splashbacks, double glazed window to the rear aspect and radiator.

OUTSIDE
To the rear of the property is an enclosed paved garden with three brick outbuildings, one of which has an outside toilet.

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

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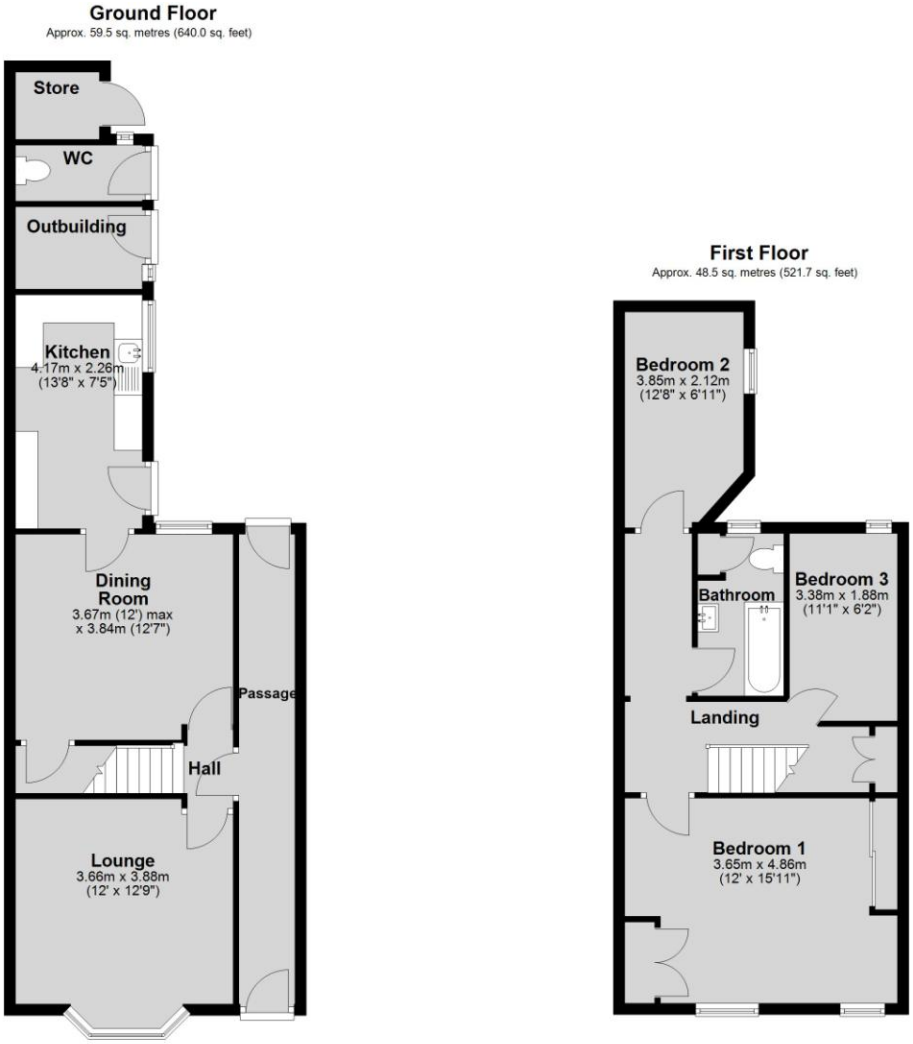

Total area: approx. 107.9 sq. metres (1161.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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