



8 Avenue Terrace

Lincoln, LN1 1JB



Book a Viewing!

£215,000

A substantial Six Bedroom Mid Terrace property, previously let as a HMO and offered for sale with no onward chain. Arranged over Four Floors, the property provides spacious and flexible accommodation, making it an ideal investment opportunity or large residential purchase. Situated within a popular central Lincoln location in the heart of the student area, the property is well placed for access to the City Centre and University. No Onwards Chain. The accommodation comprises of an Entrance Hallway, Bedroom, Lounge, Kitchen, Shower Room with a Basement Bedroom. To the First Floor there are Two further Bedrooms and a Bathroom with a additional Two Bedrooms located on the Second Floor.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.



ACCOMODATION

ENTRANCE HALL

With radiator and stairs rising to the first floor along with access down to the basement level.

BEDROOM 1

11' 6 max" x 8' 11" (3.51m x 2.72m) A front facing double bedroom with UPVC double glazed window and radiator.

LOUNGE

11' 6" x 11' 3" (3.51m x 3.43m) A rear facing reception room with UPVC double glazed window, radiator and open flow through to the kitchen.

KITCHEN

12' 5" x 6' (3.78m x 1.83m) Fitted with a range of wall and base units, incorporating electric hob, electric oven with extractor over, stainless steel sink with mixer tap and drainer and spaces for washing machine, dishwasher and fridge freezer, tiled flooring, UPVC double glazed window and frosted UPVC door providing access to the rear.



BEDROOM 6

11' 10 max" x 8' 6" (3.61m x 2.59m) A double bedroom with UPVC double glazed window to the front aspect, radiator and useful storage cupboards including housing for the fuse board.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with electric shower, WC and wash hand basin. Finished with tiled splashbacks, lino flooring, chrome heated towel rail and extractor.



FIRST FLOOR LANDING

Providing access to two bedrooms, bathroom and airing cupboard housing the wall-mounted gas combi boiler, with stairs rising to the second floor.

BEDROOM 2

10' 4" x 8' 10" (3.15m x 2.69m) A rear facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 3

11' 6 max" x 8' 9" (3.51m x 2.67m) A front facing double bedroom with two UPVC double glazed windows and radiator.

BATHROOM

Fitted with a three piece suite comprising of a bath with mains shower over, WC and wash hand basin. Finished with tiled walls and flooring, radiator and extractor.

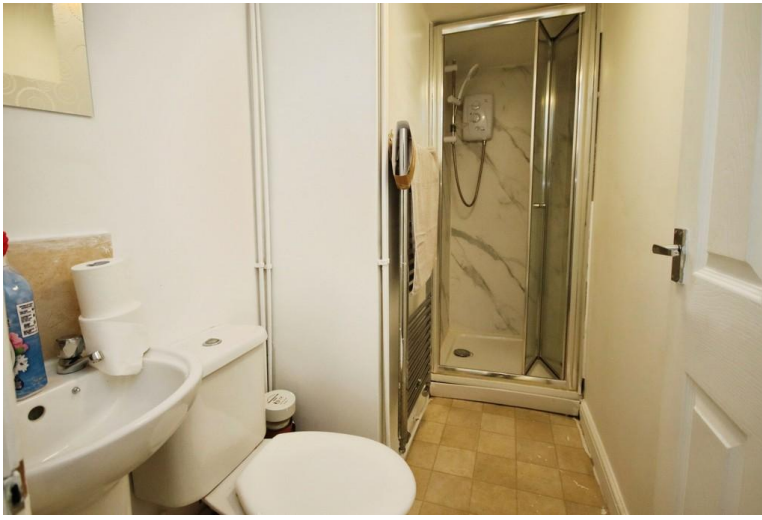


SECOND FLOOR LANDING

Providing access to two further bedrooms.

BEDROOM 4

14' 8 max" x 11' 6 max" (4.47m x 3.51m) A front facing double bedroom with Velux-style window, radiator and overstairs storage cupboards.



BEDROOM 5

13' 3" x 7' 11" (4.04m x 2.41m) A rear facing double bedroom with UPVC double glazed window, radiator and storage cupboard.

OUTSIDE

To the front, there is a small enclosed yard area suitable for bin storage, with steps leading up to the shared passageway and main entrance. The shared passageway continues to the rear of the property.

To the rear, there is a low maintenance, stepped garden providing an outdoor space with potential for seating areas.

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 Gison 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

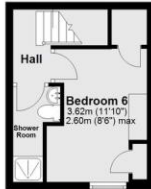
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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 a not verified.

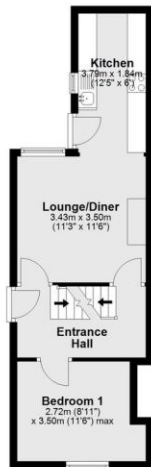
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Basement
Approx. 17.1 sq. metres (184.1 sq. feet)

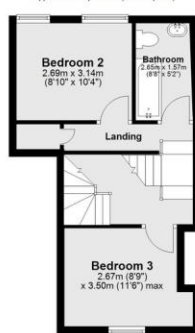


Ground Floor
Approx. 35.4 sq. metres (380.8 sq. feet)

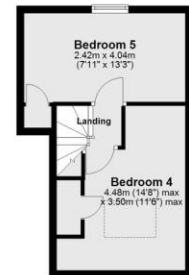


Total area: approx. 111.8 sq. metres (1203.7 sq. feet)

First Floor
Approx. 32.5 sq. metres (350.2 sq. feet)



Second Floor
Approx. 20.9 sq. metres (226.6 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 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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