

28 Boultham Avenue

Lincoln, LN5 7XZ

Book a Viewing!

£155,000

Situated to the South of the historic Cathedral City of Lincoln, this traditional bay fronted terraced home offers well presented and characterful accommodation throughout. The property comprises an entrance hall, a comfortable lounge with bay window and feature fireplace, a separate dining room, fitted kitchen, rear lobby, ground floor shower room, first floor landing, two generous double bedrooms and a family bathroom. Outside, the property benefits from an attractive courtyard garden to the front and a low maintenance enclosed garden to the rear, providing ideal outdoor space for relaxing and entertaining. An excellent opportunity for first time buyers, investors or those looking to downsize and viewing is highly recommended. NO CHAIN.





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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, under stairs storage cupboard and radiator.

LOUNGE
11' 11" x 11' 5" (3.65m x 3.50m) With gas fire set within a decorative fire surround, double glazed bay window to the front aspect and radiator.

KITCHEN
14' 7" x 6' 8" (4.45m x 2.05m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 /2 bowl sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, spaces for fridge freezer, washing machine and tumble dryer, tiled splashbacks and double glazed window to the side aspect.









DINING ROOM
11' 11" x 11' 11" (3.65m x 3.65m) With double glazed bay window to the rear aspect and radiator.

REAR LOBBY
With wall mounted gas fired central heating boiler and door to the rear garden.

SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, tiled walls and radiator.

FIRST FLOOR LANDING

BEDROOM 1
11' 11" x 11' 5" (3.65m x 3.50m) With double glazed window to the front aspect and radiator.

BEDROOM 2
11' 11" x 10' 2" (3.65m x 3.10m) With double glazed window to the rear aspect and radiator.

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

OUTSIDE
To the front of the property there is a courtyard garden behind low level wall. To the rear there is an enclosed garden, paved for low maintenance with flowerbeds and mature shrubs.

KEY FACTS FOR BUYERS

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.

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

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



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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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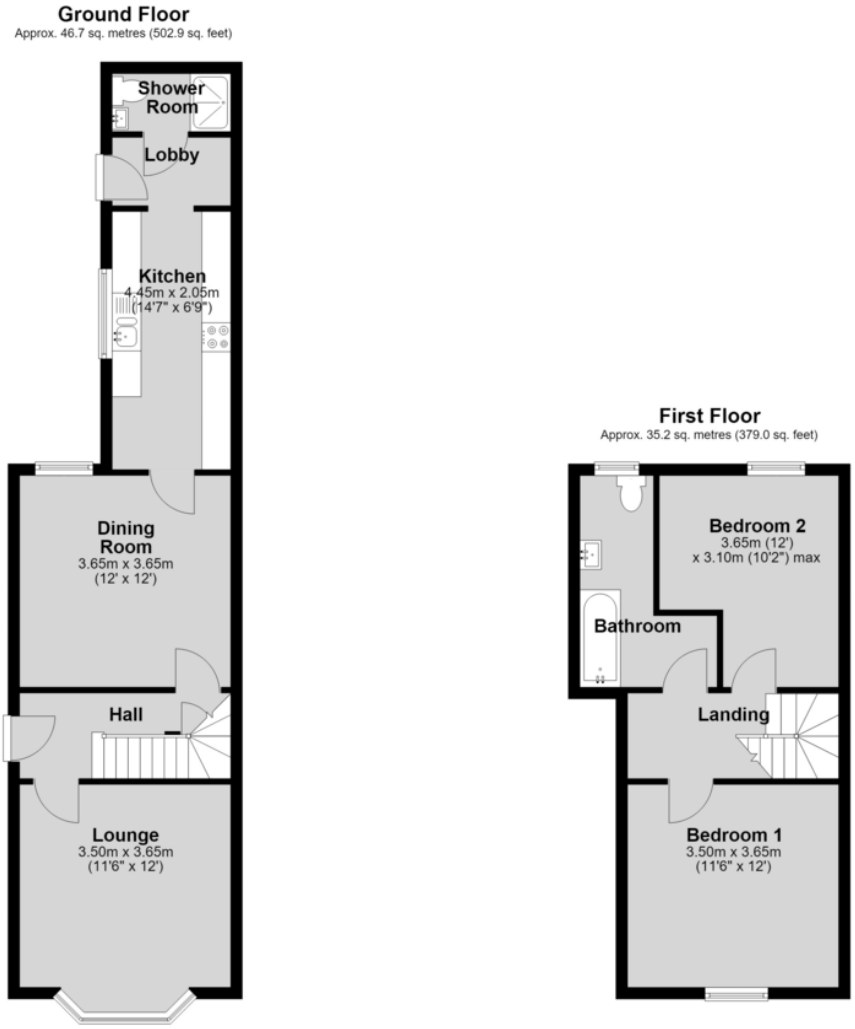

Total area: approx. 81.9 sq. metres (881.9 sq. feet)

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.

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