



66 Marjorie Avenue

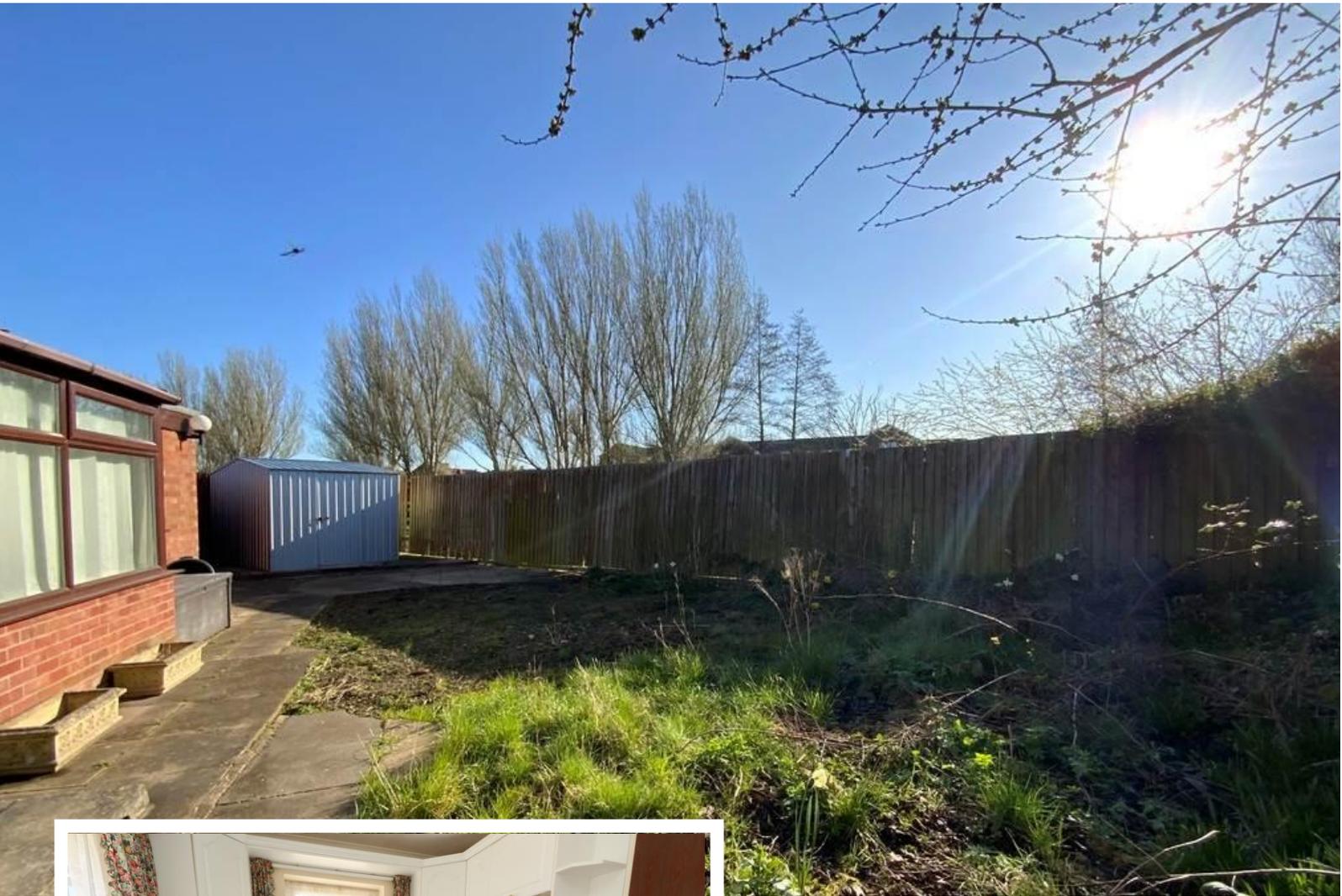
Lincoln, LN6 7SD



Book a Viewing!

Offers in Region of £195,000

A two Bedroom Detached Bungalow positioned in this popular location just off Boultham Park Road, to the centre of the historic Cathedral City of Lincoln. The property is being sold with no onward chain and requires modernisation. The internal accommodation briefly comprises of Entrance Hall, bay fronted Lounge, two well-appointed Bedrooms, larger than average Conservatory, Shower Room and Kitchen. Outside there is a driveway providing ample off road parking and giving access to the integral garage and a rear garden.



SERVICES

Mains electricity, water and drainage. Gas central heating. Solar panels.

EPC RATING – C.

COUNCIL TAX BAND – B.

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.



ENTRANCE HALLWAY

With UPVC window to the front aspect and doors to the kitchen and lounge.

LOUNGE

14' 0" x 11' 6" (4.28m x 3.53m) With UPVC bay window to the front aspect, radiator and gas fire.

KITCHEN

8' 1" x 10' 3" (2.48m x 3.13m) With UPVC windows to the front and side aspects, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer, mixer tap, spaces for a cooker and washing machine and wall mounted cupboards with complementary tiling below.



HALLWAY

With airing cupboard and doors to the kitchen, shower room and two bedrooms.

BEDROOM 1

9' 3" x 11' 6" (2.84m x 3.53m) With double glazed window to the conservatory, radiator and a range of fitted bedroom furniture.

BEDROOM 2

8' 9" x 10' 3" (2.67m x 3.13m) With UPVC sliding doors to the conservatory and radiator.



CONSERVATORY

8' 11" x 21' 4" (2.73m x 6.51m) With door to the garage, UPVC windows and double doors to the rear garden, tiled flooring and a wall mounted gas heater.

SHOWER ROOM

6' 1" x 5' 2" (1.87m x 1.58m) With UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, partly tiled walls, extraction fan and a radiator.

OUTSIDE

There is a hardstanding/driveway to the front providing ample off road parking and giving access to the garage. To the rear of the property there is a garden with paved seating areas and two sheds.



GARAGE

16' 0" x 8' 3" (4.89m x 2.54m)



WEBSITE

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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.

Coverings 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.

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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 roughly checked.

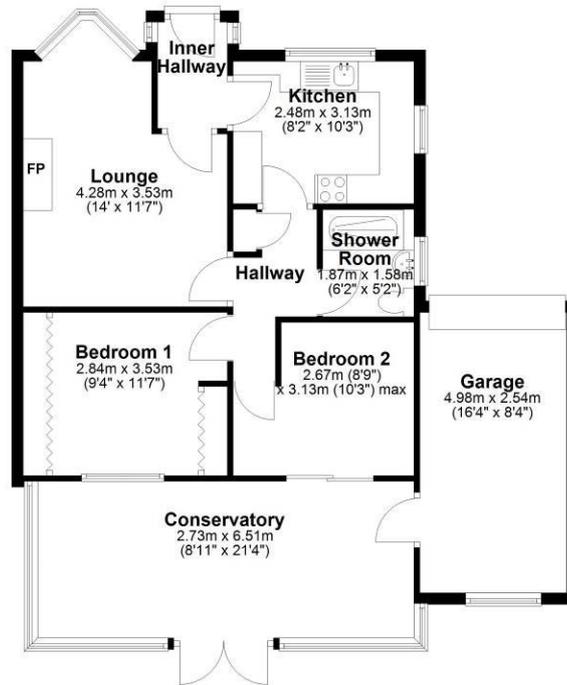
GENERAL

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

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Ground Floor



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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.

