



33 Gresham Street

Lincoln, LN1 1PZ



Book a Viewing!

£260,000

A Four Bedroom Mid Terraced House situated in the ever popular West End area of Lincoln and within close proximity to the City Centre. The internal accommodation comprises of Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Cloakroom/WC, Three First Floor Bedrooms, four piece Bathroom, Separate Cloakroom/WC and a Second Floor Master Bedroom with a En-suite Shower Room. The property benefits from a private driveway and carport providing off-street parking and a large enclosed rear garden. This property is being sold with No Onward Chain.





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.



ACCOMMODATION

HALL

With staircase to first floor.

LOUNGE

11' 8" x 12' 0" (3.58m x 3.66m) With double glazed bay window to the front aspect and radiator.

DINING ROOM 12' 0" x 11' 9" (3.68m x 3.60m) With double glazed window to the rear aspect, understairs storage cupboard and radiator.

KITCHEN

14' 0" x 7' 0" (4.28m x 2.15m) Fitted with a range of modern wall and base units with work surfaces over, electric oven, five ring electric hob with extractor fan over, 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, door to the rear garden and two double glazed windows to the side aspect.

UTILITY ROOM

7' 0" x 5' 9" (2.15m x 1.77m) Fitted with a range of wall and base units with work surfaces over, spaces for a washing machine and tumble dryer and wall-mounted Baxi gas fired central heating boiler.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, double glazed window to the side aspect and chrome towel radiator.

FIRST FLOOR LANDING

With staircase to the second floor.

BEDROOM 2

11' 9" x 12' 3" (3.60m x 3.75m) With double glazed window to the front aspect and radiator.

BEDROOM 3

11' 2" x 9' 6" (3.41m x 2.92m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

14' 11" x 7' 7" (4.55m x 2.33m) With double glazed window to the front aspect and radiator.

BATHROOM

12' 10" x 5' 4" (3.92m x 1.63m) A stylish four piece suite comprising of panelled bath, walk-in shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled walls, radiator, spotlights and double glazed window to the rear aspect.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit and double glazed window to the rear aspect.





SECOND FLOOR LANDING

MASTER BEDROOM

19' 10" x 18' 2" (6.05m x 5.54m) With double glazed window to the rear aspect, three under eaves storage cupboards, built-in wardrobe and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, fully tiled walls and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a gravelled garden and a driveway providing off-street parking for multiple vehicles. To the rear of the property there is a large enclosed garden with patio seating area.

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 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.

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 roughly checked.

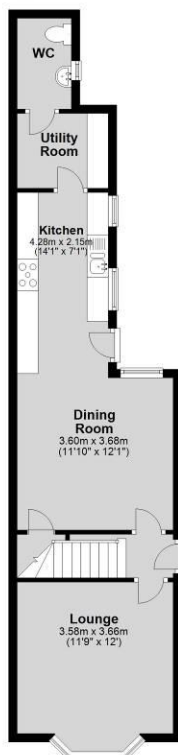
GENERAL

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:

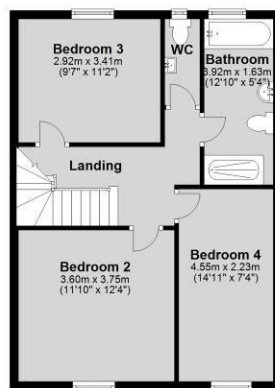
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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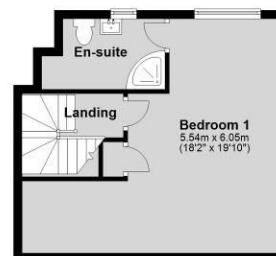
Ground Floor
Approx. 47.5 sq. metres (510.8 sq. feet)



First Floor
Approx. 52.0 sq. metres (559.8 sq. feet)



Second Floor
Approx. 32.1 sq. metres (345.4 sq. feet)



Total area: approx. 131.5 sq. metres (1416.0 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 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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