



**5 Charles Street**  
Lincoln, LN5 7LZ



Book a Viewing!

**£125,000**

A well presented Two Double Bedroom Mid Terrace House located in the City Centre of Lincoln, within a short walk of Lincoln High Street, the bus station, the train station, close to a wide range of shops, amenities and facilities. Internally, the property is well presented throughout and offers accommodation briefly comprising of a Lounge, Inner Hallway, Dining Room and Kitchen to the Ground Floor. To the First Floor, there are Two Double Bedrooms and an upstairs Bathroom. Outside, the property benefits from a low maintenance courtyard garden.



**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 Lincoln Bishop University.





## ACCOMMODATION

### LOUNGE

11' 4" x 10' 8" (3.45m x 3.25m) With UPVC double glazed external door, window and radiator.

### INNER HALLWAY

With stairs rising to the first floor.

### DINING ROOM

11' 4" x 10' 8" (3.45m x 3.25m) With UPVC double glazed window, under stairs storage cupboard and radiator.

### KITCHEN

9' 6" x 6' 2" (2.9m x 1.88m) With UPVC double glazed window and external door, fitted with a range of wall and base units with work surfaces over, tiled splashbacks, integrated oven with hob and extractor fan over, stainless steel sink and drainer, plumbing and space for a washing machine.

### FIRST FLOOR LANDING

Providing access to two bedrooms and the bathroom.

### BEDROOM 1

11' 4" x 10' 8" (3.45m x 3.25m) With UPVC double glazed window and radiator.

### BEDROOM 2

11' 4" x 7' 1" (3.45m x 2.16m) With UPVC double glazed window, over stairs storage cupboard and radiator.

### BATHROOM

9' 6" x 5' 11" (2.9m x 1.8m) With UPVC double glazed window, low level WC, wash hand basin with tiled splashback, panelled bath with tiled surround and radiator.

### OUTSIDE

To the rear of the property there is a low maintenance courtyard garden.

#### 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](http://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 Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct them 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 them 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

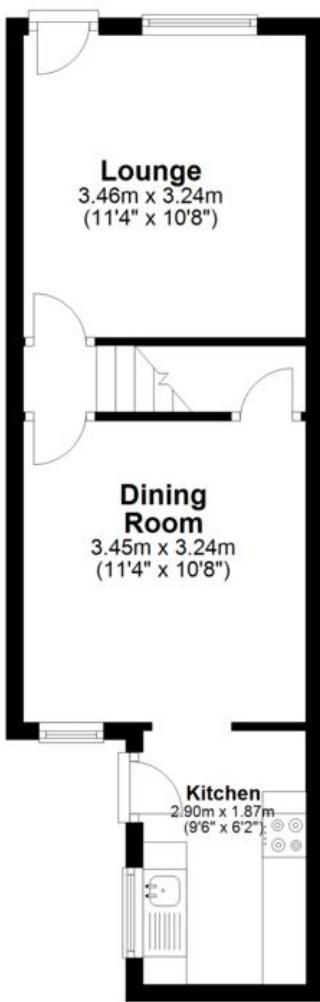
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### Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



**Total area: approx. 62.0 sq. metres (667.5 sq. feet)**

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

**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.