



43 Hewson Road

Lincoln, LN1 1RZ

£199,950

A superb opportunity to purchase a four bedroom mid terraced house located in the popular West end area of Lincoln. The property is well-presented throughout and offers well-apportioned living accommodation but is subject to an existing tenancy. The accommodation briefly comprises of Hallway, Living Room, Dining Room, Kitchen, Utility Area, Bathroom to the Ground Floor, three Bedrooms and Cloakroom/WC to the First Floor and an Attic Bedroom to the Second Floor. The property has a private enclosed rear garden with a separate pedestrian access. The property is being sold with the tenant it situ. **INVESTORS ONLY.**



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

AGENTS NOTE

The property is currently let on an assured shorthold tenancy from 1st June 2022 to 31st May 2024 at £850pcm. The vendor has advised that vacant possession may be available subject to negotiation with the existing tenants and owner. Further information can be made available upon request.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

DIRECTIONS

Head out of Lincoln along Carholme Road and take the right hand turning onto Hewson Road where the property is located on the right hand side.

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.

HALLWAY

With part-glazed front entrance door, stairs to the First Floor Landing and radiator.

LIVING ROOM

12' 0" x 10' 2" (3.67m x 3.10m), with bay window to the front elevation, radiator and storage recess beneath the stairs.

DINING ROOM

12' 0" x 13' 4" (3.67m x 4.08m), with UPVC double glazed window to the rear elevation and radiator.

KITCHEN

13' 3" x 7' 10" (4.05m x 2.41m), with a range of fitted units including base cupboards and drawers with work surfaces over, inset stainless steel sink, matching eye-level units, plumbing for a dishwasher, spaces for a cooker and fridge freezer, radiator and UPVC double glazed window and door to the side elevation.

UTILITY AREA

6' 11" x 7' 10" (max) (2.12m x 2.41m), with fitted work surface and UPVC double glazed window.

BATHROOM

With a fitted four piece suite comprising of panelled bath, shower cubicle, WC and pedestal wash hand basin, radiator and UPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING

With stairs returning to the Hallway and stairs leading to the Attic Bedroom.

BEDROOM ONE

8' 9" x 13' 4" (max into bay window) (2.69m x 4.08m), with UPVC double glazed window, radiator and walk-in storage cupboard.

BEDROOM TWO

12' 0" x 10' 2" (3.66m x 3.10m), with UPVC double glazed to the rear elevation and radiator.

BEDROOM THREE

9' 2" x 7' 11" (2.80m x 2.42m), with UPVC double glazed window and radiator.

CLOAKROOM/WC

With WC, wash hand basin and UPVC double glazed window to the side elevation.

ATTIC BEDROOM

13' 4" x 11' 11" (max) (4.08m x 3.65m), with skylight window.

OUTSIDE

To the front of the property there is a small garden. To the rear there is an enclosed lawned garden with concrete hardstanding area and a separate pedestrian access.

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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 and J Walter 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.

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 HomeBuyer 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. These 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 whatsoever 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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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.

