



43 Newland Street West

Lincoln, LN1 1QQ

£210,000

An excellent opportunity to purchase a three storey four bedroom mid-terraced house, which has previously been let on a multi-room basis. The property is currently let on an assured shorthold tenancy with the initial term now expired and occupied on a rolling contract basis. Vacant possession may be available subject to negotiation. The accommodation briefly comprises of Entrance Hallway, Living Room, Dining Room, Kitchen, Bathroom, First Floor Landing leading to three Bedrooms and Separate WC and a Second Floor Attic Bedroom.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – A (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 HALL With UPVC double glazed entrance door and stairs to First Floor Landing.

LIVING ROOM 12' 0" x 11' 4" (3.66m x 3.46m)(plus bay window), with UPVC double glazed bay window to the front elevation and radiator.

DINING ROOM 12' 0" x 11' 4" (3.66m x 3.47m), with UPVC double glazed door to the rear elevation and radiator.

KITCHEN 9' 11" x 7' 8" (3.03m x 2.35m), with a range of standard modern units comprising of base cupboards and drawers with work surfaces over, inset stainless steel sink with mixer tap, electric oven and hob with extractor hood over and UPVC double glazed window to the side elevation.

BATHROOM 6' 0" x 5' 8" (1.85m x 1.73m) plus 7' 2" x 3' 6" (2.19m x 1.09m), fitted with suite comprising of panelled bath, shower cubicle, wash hand basin and WC and UPVC double glazed windows to the side elevation.

FIRST FLOOR LANDING With access to three Bedrooms and WC.

BEDROOM 1 13' 3" x 8' 8" (4.05m x 2.65m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 2 8' 6" x 5' 8" (2.61m x 1.73m) plus 11' 5" x 6' 0" (3.50m x 1.85m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3 9' 5" x 7' 8" (2.89m x 2.36m), with UPVC double glazed window to the rear elevation and radiator.

SEPERATE WC With WC and wash hand basin.

SECOND FLOOR ATTIC BEDROOM 10' 4" x 7' 1" (3.16m x 2.17m) plus 13' 1" x 4' 11" (3.99m x 1.51m), with two UPVC double glazed windows to the rear elevation and radiator.

OUTSIDE There is a small garden to the front of the property and an enclosed yard to the rear.

AGENTS NOTE The property is currently let on an assured shorthold tenancy agreement at £850 per calendar month to an overseas student and their family. The initial tenancy term has now expired and the property is occupied on a rolling contract basis. The vendor has advised that vacant possession could be provided subject to negotiation.

The property has previously been let on a multi-room basis and the vendor has advised that they are prepared to provide a statutory declaration to confirm the previous tenancy occupation of the property on a multi-room basis.

Further details can be provided upon request. Prospective purchasers are advised to satisfy themselves in this respect as to whether the property will suit their requirements as a property in multiple occupation.

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

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 & Settridge, Ringwood Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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 Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 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 costs of financing your purchase.

NOTE

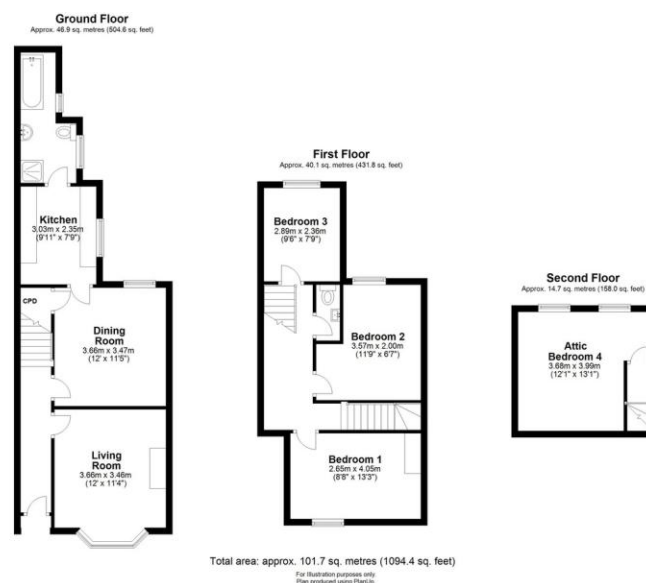
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 of 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 adviser or conveyancer, particularly in relation to the above.

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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 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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