



8 Cumberland Terrace

Binbrook, Market Rasen, LN8 6EL



Book a Viewing!

£105,000

REQUIRES REFURBISHMENT – A three bedroom mid-terraced house located in the area of Brookenby, on the edge of the popular Lincolnshire Wolds village of Binbrook. Internally the property requires some updating and has living accommodation briefly comprising of Entrance Hall, Kitchen, Lounge Diner, Side Entrance, Store Room and a First Floor Landing leading to three Bedrooms, Bathroom and Separate WC. Outside there is a rear garden. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Binbrook is a thriving village located approximately 8 miles from Market Rasen and 10 miles from Louth. The village has a Doctor's Surgery with Pharmacy, General Stores, a Post Office, Public House, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities and there is a popular green bowls club.



ACCOMMODATION

HALL

With UPVC double glazed door and window, radiator and stairs to First Floor.

LOUNGE/DINER

19' 10" x 11' 11" (6.05m x 3.63m) With two UPVC double glazed windows, gas fire with back boiler and radiator.

KITCHEN

13' 1" x 7' 3" (3.99m x 2.21m) With UPVC double glazed window, a range of base units and drawers with work surfaces over, integral oven, four ring gas hob with extractor fan over, sink and drainer and understairs storage area.

SIDE ENTRANCE

With UPVC double glazed door and radiator.

STORE

With UPVC double glazed door.

FIRST FLOOR LANDING

With UPVC double glazed window.

BEDROOM 1

11' 11" x 11' 2" (3.63m x 3.4m) With UPVC double glazed window, fitted wardrobe, radiator and cupboard space housing the hot water cylinder.

BEDROOM 2

11' 5" x 9' 0" (3.48m x 2.74m) With UPVC double glazed window, fitted wardrobe and radiator.

BEDROOM 3

8' 10" x 8' 9" (2.69m x 2.67m) With UPVC double glazed window, fitted wardrobe and radiator.

BATHROOM

5' 11" x 5' 5" (1.8m x 1.65m) With UPVC double glazed window, wash hand basin and bath with electric shower over.

WC

With UPVC double glazed window and low level WC.

OUTSIDE

There is a small lawned area to the front of the property. There is a further garden to the rear.



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

SMS & 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 Calum 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

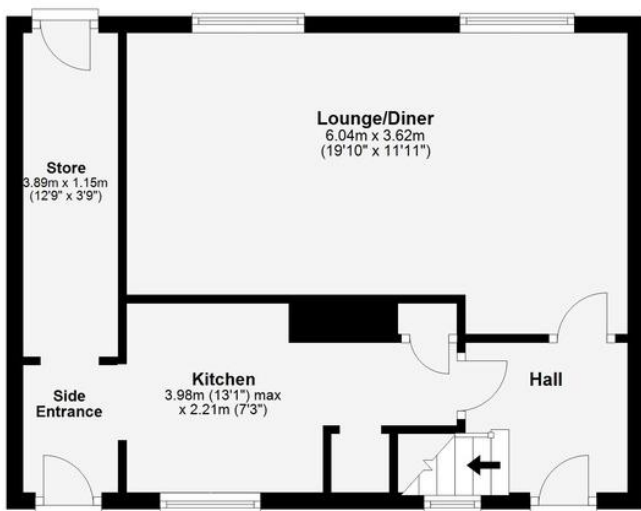
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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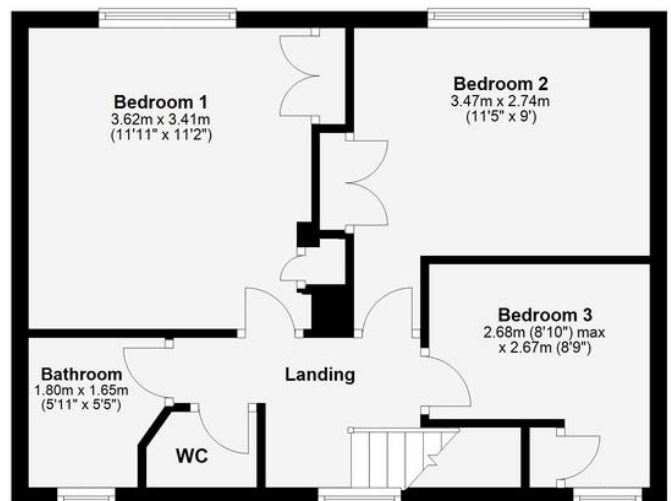
Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Total area: approx. 81.6 sq. metres (878.0 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

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 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.

