



50 Gresham Street

Lincoln, LN1 1PZ

£205,000

Offered for sale with No Onward Chain, this three storey four bedroom mid terraced house has been previously let on a multi-room basis and offers an excellent investment opportunity. The accommodation comprises Entrance Hallway, Bedroom One, Dining Room, Kitchen, Separate WC, Bathroom, First Floor Landing leading to two Bedrooms and Bathroom and a Second Floor Attic Bedroom. Outside there are gardens to the front and rear. The property benefits from UPVC double glazing and gas-fired central heating.



Gresham Street, Lincoln, LN1 1PZ

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 Bishop Grosseteste University.

ACCOMMODATION

RECEPTION HALLWAY

With UPVC double glazed front entrance door and stairway to First Floor Landing.

BEDROOM ONE

11' 11" x 11' 2" (3.65m x 3.42m) plus 6' 6" x 2' 1" (2m x 0.65m), with UPVC double glazed window to the front elevation and radiator.

DINING ROOM

12' 5" x 12' 3" (3.79m x 3.75m), with UPVC double glazed window to the rear elevation and radiator.

CLOAKROOM

With WC and wash hand basin.

KITCHEN

15' 8" x 7' 4" (4.79m x 2.24m), with a range of fitted units comprising base cupboards and drawers with work surfaces over, inset stainless steel sink with mixer tap, further wall-mounted eye-level units, electric oven, hob, extractor hood and gas-fired boiler.

BATHROOM

7' 11" x 5' 6" (2.42m x 1.69m), fitted with a four piece suite comprising WC, wash hand basin, panelled bath and shower cubicle, UPVC double glazed window to the side elevation and radiator.

BEDROOM TWO

12' 2" x 8' 5" (3.73m x 2.59m)(max), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

11' 3" x 9' 7" (3.43m x 2.93m), with UPVC double glazed window to the front elevation and radiator.

BATHROOM

12' 4" x 6' 7" (3.76m x 2.03m), fitted with a three piece suite comprising panelled bath, wash hand basin and WC, UPVC double glazed window to the rear elevation and radiator.

ATTIC BEDROOM

13' 4" x 12' 3" (4.07m x 3.75m) plus 2' 10" x 4' 0" (0.87m x 1.23m), with sky light window to the rear elevation and radiator.

OUTSIDE

There is a small garden to the front of the property. There is a pedestrian access to the rear and the rear garden is enclosed by a combination of fencing and brick walls.

WEBSITE

Our detailed web site 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 web site for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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

Claverings 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 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 here in as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 Awer Street, Lincoln, LN2 1AS.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.



www.mundys.net