



**21 Waldeck Street**  
Lincoln, LN1 3JB



Book a Viewing!

**£170,000**

A Two Bedroomed Mid Terraced property positioned in this popular Uphill location, just off Burton Road. The property is being sold with vacant possession but does require full modernisation. The internal accommodation briefly comprises of Lounge, Dining Room, Kitchen, Rear Lobby, Bathroom and a First Floor Landing leading to two Bedrooms. Outside there is a yard to the rear.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — C.

**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.





#### LOUNGE

10' 11" x 12' 4" (3.34m x 3.77m) With UPVC window and door to the front aspect, door to the inner hallway and radiator.

#### INNER HALLWAY

With stairs to the first floor and door to the dining room.

#### DINING ROOM

12' 4" x 12' 4" (3.77m x 3.77m) With UPVC window to the rear aspect and radiator.

#### KITCHEN

8' 10" x 7' 4" (2.71m x 2.26m) With UPVC window to the side aspect, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer with mixer tap, spaces for a cooker and fridge and a doorway to the rear lobby.

#### REAR LOBBY

With UPVC door to the rear garden, fitted cupboard housing the gas central heating boiler and door to the bathroom.

#### BATHROOM

5' 7" x 7' 4" (1.71m x 2.26m) With UPVC window to the side aspect, suite to comprise of bath, WC, wash hand basin and radiator.

#### FIRST FLOOR LANDING

With access to the two bedrooms.



**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 and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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 Callum 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.

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.

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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 vendor(s) (Lessor(s)) for whom they act as Agents give notice that:

- 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.
- 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.

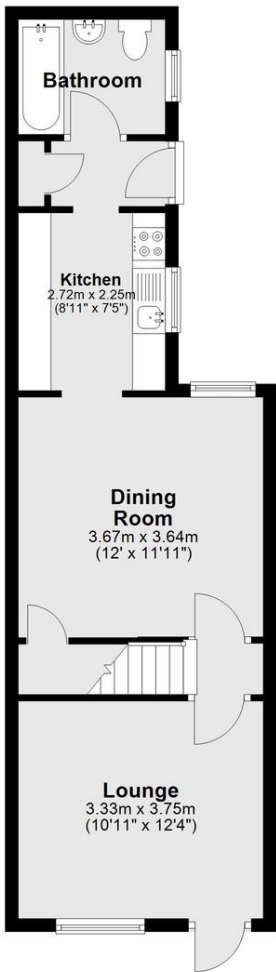
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**BEDROOM 1**  
12' 4" x 15' 3" (3.76m x 4.67m) With two UPVC windows to the front aspect and radiator.

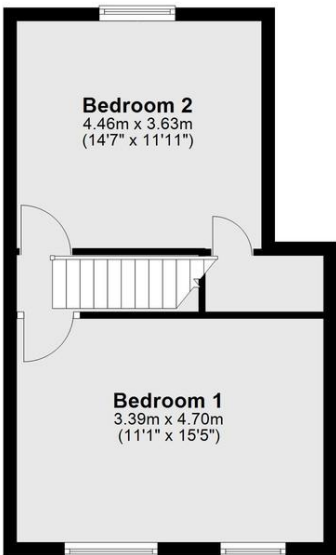
**BEDROOM 2**  
11' 10" x 11' 10" (3.63m x 3.62m) With UPVC window to the rear aspect, door to over stairs storage cupboard and radiator.

**OUTSIDE**  
To the rear of the property there is a yard with outbuildings.

Ground Floor



First Floor



Total area: approx. 76.1 sq. metres (819.5 sq. feet)  
**21 Waldeck Street**

**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 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.

