



40 St. Nicholas Street

Lincoln, LN1 3EQ



Book a Viewing!

£155,000

Situated in the Uphill area of Lincoln, a traditional two Bedroom terraced house, within close proximity to Lincoln's Bailgate and Cathedral Quarter. The property has well presented living accommodation comprising of Lounge, Hall, Kitchen/Breakfast Room, First Floor Landing leading to two Bedrooms and a Bathroom. Outside there is an enclosed garden and the property further benefits from an off street parking space. The property is being sold with No Onward Chain and viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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

12' 0" x 10' 11" (3.68m x 3.34m) With a feature brick fireplace, radiator and double glazed window to the front aspect.

HALL

With staircase to the first floor.

KITCHEN/BREAKFAST ROOM

12' 1" x 10' 9" (3.70m x 3.28m) Fitted with a range of wall and base units with works surfaces over, stainless steel sink with side drainer and mixer tap, spaces for cooker, washing machine and fridge freezer, breakfast bar, tiled splashbacks, feature brick fireplace, radiator, double glazed window to the rear aspect and door to the rear garden.

FIRST FLOOR LANDING

BEDROOM 1

12' 0" x 10' 10" (3.68m x 3.31m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 2

7' 5" x 6' 7" (2.27m x 2.03m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, radiator, part tiled walls and double glazed window to the rear aspect.

OUTSIDE

To the rear of the property there is an enclosed garden laid mainly to artificial lawn. To the rear of the garden is an off road parking space.

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

SJB & 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 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.

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

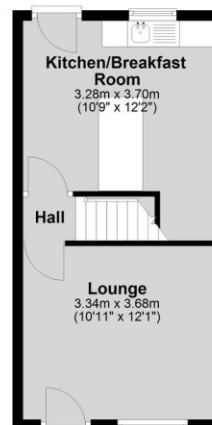
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

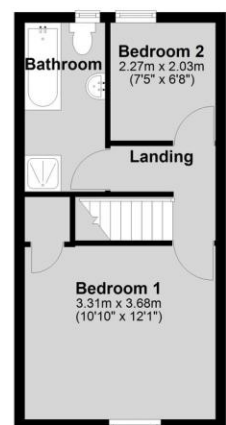
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Ground Floor
Approx. 28.3 sq. metres (304.2 sq. feet)



First Floor
Approx. 28.2 sq. metres (303.1 sq. feet)



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.

