



2 Fulford Court, Greetwell Place

Lincoln, LN2 4FL



Book a Viewing!

£175,000

A two double bedroom modern town house located within the popular Uphill Area of Lincoln, within close proximity to Lincoln City Centre, the Bailgate Area and the Cathedral Quarter. The property offers accommodation briefly comprising Entrance Hall, Lounge, Dining Kitchen, Cloakroom/WC, First Floor Landing leading to two Double Bedrooms and a Bathroom. Outside is an allocated parking space and an enclosed paved rear garden. This property benefits from no onward chain.





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.



ACCOMMODATION

HALLWAY

With staircase to First Floor and radiator.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled splashbacks, tiled flooring, towel radiator and double glazed window to the front aspect.

LOUNGE

17' 6" x 9' 7" (5.35m x 2.93m), with double glazed window to the front aspect, electric fireplace, understairs cupboard, tiled flooring, spotlights and radiator.



KITCHEN/DINER

14' 9" x 12' 11" (4.52m x 3.94m), fitted with a range of wall and base units with drawers with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, tiled flooring, electric oven, gas hob with extractor fan over, integrated dishwasher and washing machine, space for a fridge freezer, double glazed window to the rear aspect, double glazed French doors to the rear garden, spotlights and radiator.

FIRST FLOOR LANDING

With loft access point.



BEDROOM 1

10' 1" x 12' 11" (3.09m x 3.94m), with two double glazed windows to the rear aspect, double wardrobe, spotlights and radiator.

BEDROOM 2

11' 11" x 9' 7" (3.64m x 2.93m), with two double glazed windows to the front aspect, double wardrobe, spotlights and radiator.

BATHROOM

6' 11" x 6' 4" (2.11m x 1.94m), fitted with a three piece suite comprising of panelled bath with shower over and glass screen, close coupled WC and wall-mounted wash hand basin, tiled walls, towel radiator and shaver point.



OUTSIDE

To the front of the property there is a designated parking space. To the rear of the property there is an enclosed paved garden with a shed.



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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & 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.

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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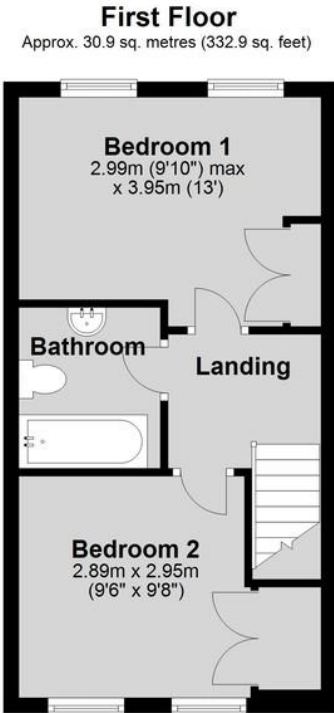
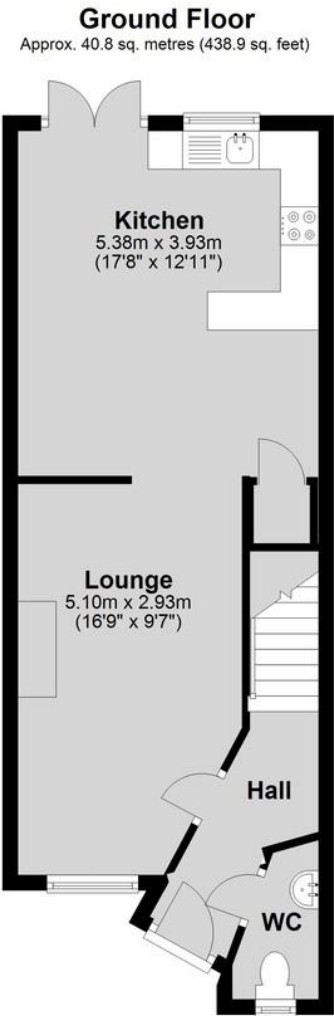
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

- 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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Total area: approx. 71.7 sq. metres (771.8 sq. feet)

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 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.

