



## 6 Henry Street

Lincoln, LN5 7XF



Book a Viewing!

**£135,000**

A well positioned Three Bedroom Mid Terraced property, sold with no onward chain and located in the Sincil Bank area of Lincoln. The property is within close walking distance of Lincoln High Street, local amenities and strong transport links, making it an appealing opportunity for both first time buyers and investors. The accommodation comprises of an Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Area, Bathroom, First Floor Landing and Three Bedrooms.



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#### **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 Lincoln Bishop University.



## ACCOMMODATION

### ENTRANCE HALL

Accessed via a shared passageway, with access into the lounge and dining room and stairs rising to the first floor landing. Mosaic wooden flooring flows through into the dining room.

### LOUNGE

11' 5" x 11' 4" (3.48m x 3.45m) Front facing reception room with UPVC double glazed window to the front aspect, gas fire with fireplace surround and radiator.

### DINING ROOM

13' x 11' 4" (3.96m x 3.45m) A further reception space with mosaic wooden flooring, fireplace, understairs storage cupboard and UPVC double glazed window to the rear aspect.

### KITCHEN

9' 11" x 7' 7 max" (3.02m x 2.31 m) Fitted with a range of wall and base units, worktops, stainless steel sink and drainer with hot/cold mixer tap, tiled splashbacks and two UPVC windows to the side aspect, spaces for fridge and dishwasher and Gas hob with electric oven.

### UTILITY AREA

A useful flexible space with worktop, wall mounted cupboard, tiled splashbacks, lino flooring and door giving access to the rear yard.



### BATHROOM

Three piece suite comprising bath with mains shower over, pedestal sink, WC, built-in cupboard housing wall mounted boiler with additional airing/storage space, extractor, tiled flooring and frosted UPVC window to the side aspect.



### FIRST FLOOR LANDING

Gives access to three double bedrooms.

### BEDROOM 1

11' 6" x 11' 3" (3.51m x 3.43m) Front facing double bedroom with built-in cupboard storage, radiator, frosted glass panel door and UPVC double glazed window to the front aspect.

### BEDROOM 2

13' 8" x 7' (4.17m x 2.13m) A spacious double bedroom with UPVC double glazed window to the rear aspect, radiator and frosted glass panel door.

### BEDROOM 3

10' 2" x 7' 2" (3.1m x 2.18m) Double bedroom with UPVC double glazed window to the rear aspect, built-in wardrobe storage and frosted glass panel door.



### OUTSIDE

Patio style rear yard with sheds and secure gated access to the shared passageway.

#### 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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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 Water 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.

Clearings 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

#### 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.

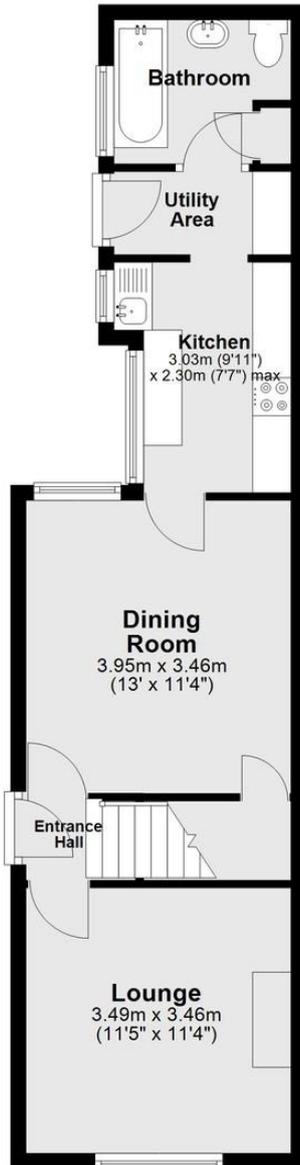
#### GENERAL

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 are for the vendors (Lessors) for whom they act as Agents given the ethical:

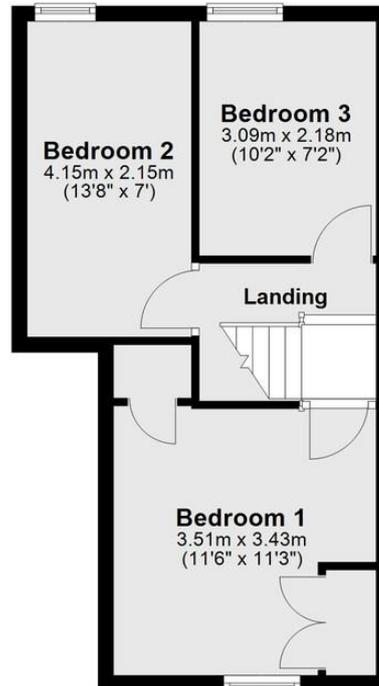
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Ground Floor



## First Floor



Total area: approx. 77.5 sq. metres (834.3 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.

