



30 Vere Street

Lincoln, LN1 3EF



Book a Viewing!

£185,000

A Two Bedroom Semi Detached property located just off Newport at the uphill end of Lincoln, ideally positioned within close proximity to the Bailgate, Cathedral Quarter and Lincoln City Centre. Offered for sale with no onward chain, the property provides a well balanced and practical layout, making it an excellent opportunity for first time buyers or investors alike. The accommodation comprises of an Entrance Hallway, Lounge, Open Plan Kitchen Diner, Two First Floor Double Bedrooms and a Family Bathroom. Externally, the property benefits from an attractive frontage and a well arranged rear garden.





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.



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
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC frosted glass front door, the entrance hallway provides stairs rising to the first floor landing, radiator and access through to the lounge.

LOUNGE

12' 11" x 12' (3.94m x 3.66m) A comfortable reception room with a UPVC double glazed window to the front aspect and radiator. A serving hatch opening through to the kitchen diner allows additional natural light to flow through the ground floor, enhancing the sense of space and connection between rooms.

KITCHEN/DINER

8' 10" x 15' 2" (2.69m x 4.62m) Fitted with a range of wall mounted and base units with laminate worktops and a 1½ stainless steel sink with hot and cold mixer tap, a gas hob, electric oven with extractor over, integrated dishwasher, spaces for a fridge freezer and washing machine, UPVC double glazed windows overlook the rear garden, an additional frosted UPVC window to the side aspect, UPVC door provides direct access to the garden, spotlights, laminate flooring continue throughout, a wall mounted combi boiler and useful understairs storage completing the space.

FIRST FLOOR LANDING

With UPVC double glazed window to the side aspect, the landing provides access to both bedrooms, the family bathroom and loft.

BEDROOM 1

12' 11" x 11' 8" (3.94m x 3.56m) A spacious double bedroom featuring a UPVC double-glazed window allowing plenty of natural light, radiator and useful over stairs storage cupboard.

BEDROOM 2

8' 11" x 9' (2.72m x 2.74m) A second double bedroom with a UPVC double glazed window overlooking the rear garden and radiator.

BATHROOM

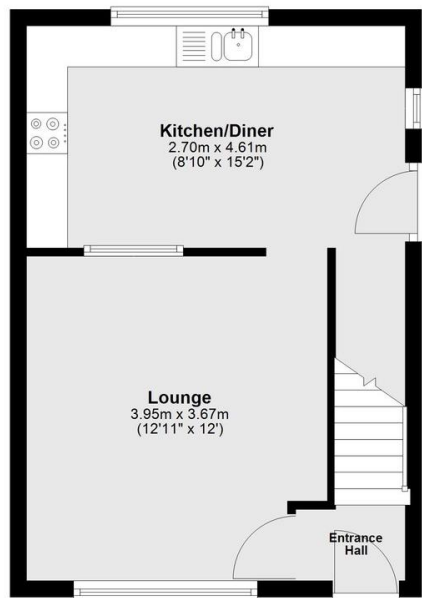
Three piece suite comprising of a bath with mains shower over, pedestal wash basin and WC, tiled wall splashbacks, upright chrome towel radiator, extractor fan and frosted UPVC double glazed window to the rear aspect.

OUTSIDE

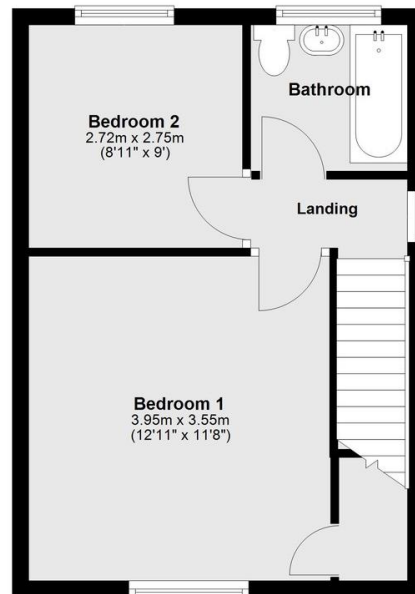
To the front of the property there is a picket style fence with mature shrubs, gated side access leading to the rear garden. The rear garden features decked patio areas for outdoor seating, lawned sections and established hedging, a slabbed and gravelled pathway running down the side. Practical additions include an outside tap and external power socket, along with secure fencing for privacy.



Ground Floor



First Floor



Total area: approx. 61.9 sq. metres (666.1 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.