



**18 Sidney Street**

Lincoln, LN5 8BT



Book a Viewing!

**£130,000**

A Three Bedroom Mid Terrace Property located just off Lincoln High Street and offered for sale with no onward chain. The property requires refurbishment throughout and presents an excellent opportunity for investors or buyers looking for a renovation project in a central location. The accommodation comprises of an Entrance Hall, Lounge, Dining Room and Kitchen, with a rear Lobby and Bathroom. To the First Floor there are Three Bedrooms and a Landing with Loft access.







#### **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 Lincoln Bishop University.





## ACCOMMODATION

### ENTRANCE HALL

Stairs rising to the first floor landing with access to both reception rooms.

### LOUNGE

11' 3" x 11' 4" (3.43m x 3.45m) Front facing reception room with UPVC double glazed window, electric fire and radiator.

### DINING ROOM

13' 3" x 11' 9" (4.04m x 3.58m) Rear facing reception room with UPVC double glazed window, feature fireplace with gas fire, radiator and understairs storage cupboard.



### KITCHEN

11' 3" x 6' 3" (3.43m x 1.91m) Fitted with wall and base units with laminate worktops and tiled splashbacks. Includes electric hob, eye level electric oven and grill, stainless steel sink with drainer and mixer tap and spaces for fridge, washing machine and dishwasher, UPVC double glazed window to the side aspect and tiled flooring.

### REAR LOBBY

Provides access to the rear garden, with built-in storage cupboards and tiled flooring.

### BATHROOM

Three piece suite comprising of bath with mains shower over, WC and wash basin with cupboard storage. Features include tiled flooring, upright towel radiator, extractor fan, frosted UPVC double glazed window and built-in cupboard housing the wall mounted combi boiler.



### FIRST FLOOR LANDING

With access to all three bedrooms and loft void.

### BEDROOM 1

11' 3" x 11' 4" (3.43m x 3.45m) Front facing double bedroom with UPVC double glazed window, radiator, built-in sliding wardrobe and additional over stairs storage cupboard.

### BEDROOM 2

13' 3" x 7' 6" (4.04m x 2.29m) Double bedroom with UPVC double glazed window and radiator.

### BEDROOM 3

10' 2" x 7' 4" (3.1m x 2.24m) A flexible third bedroom with UPVC double glazed window to the rear aspect, radiator and sliding door wardrobe storage.

### OUTSIDE

To the rear of the property there is a yard laid mainly to slabs with brick built borders and a garden shed positioned to the rear. There is access to the front of the property via a 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 – 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 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.

#### 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.

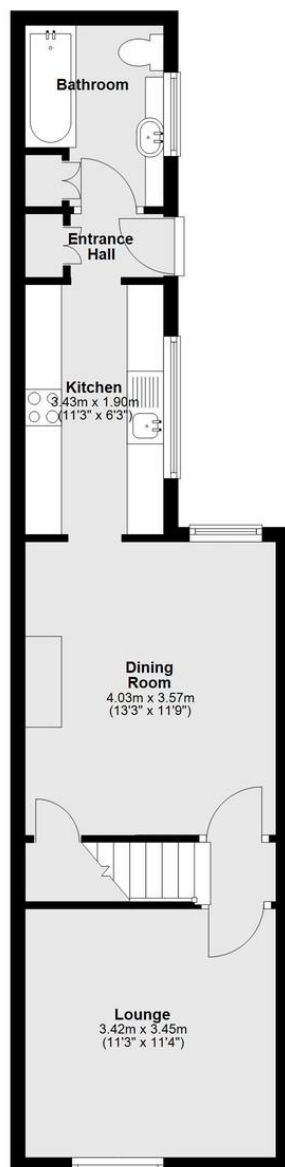
#### GENERAL

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:

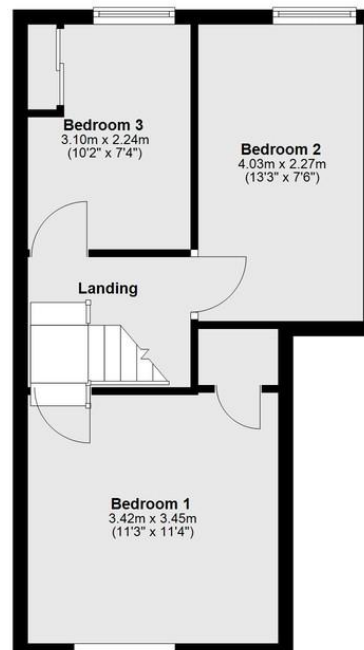
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 herein as not verified.

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#### Ground Floor



#### First Floor



Total area: approx. 76.9 sq. metres (827.9 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.



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