



10 Coleby Street

Lincoln, LN2 5NA

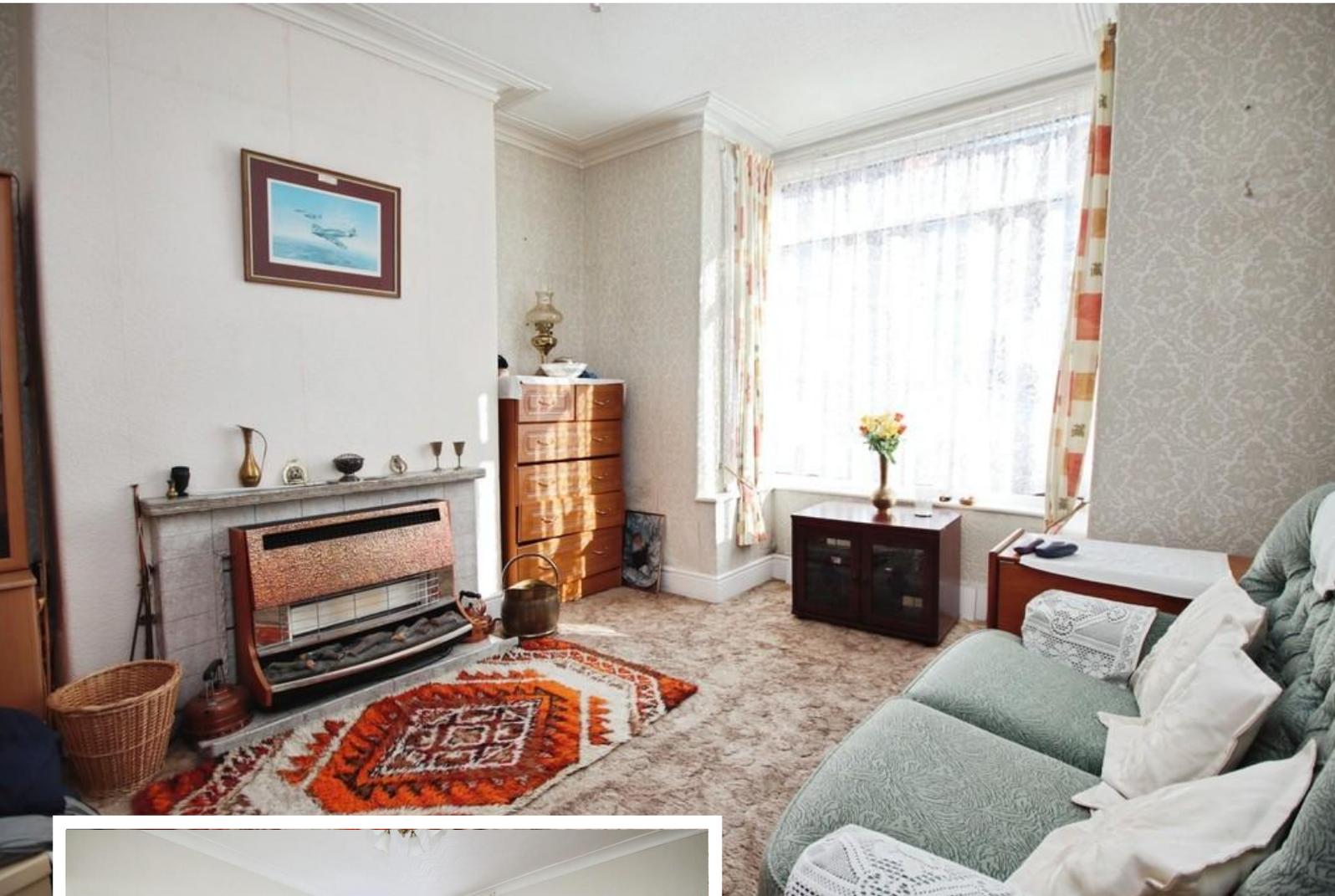


Book a Viewing!

£120,000

A two bedroom mid terraced property situated just off the ever-popular Monks Road area of Lincoln. In need of modernisation throughout, the property offers fantastic scope for improvement and presents an excellent opportunity for investors or buyers looking to add value. Offered for sale with no onward chain, the accommodation comprises of an entrance hallway, lounge, dining room, kitchen, conservatory/lean-to and stairs rising to the first floor landing leading two double bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear yard.





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

Accessed via a shared passageway, the entrance hall provides access to both ground floor reception rooms with stairs rising to the first floor landing.

LOUNGE

13' 0" x 11' 5" (3.96m x 3.48m) With a large UPVC double glazed window to the front aspect, feature fireplace and radiator.

DINING ROOM

15' 4 max" x 11' 5" (4.67m x 3.48m) A second reception room with UPVC double glazed window to the rear aspect, radiator, understairs storage cupboard, gas fire and a sliding door providing access into the kitchen.



KITCHEN

9' 6" x 6' 8" (2.9m x 2.03m) Fitted with a range of wall and base units with tiled splashbacks and 1½ sink with mixer tap, spaces for washing machine and fridge freezer, gas oven and hob, two UPVC double glazed windows to the side aspect and a frosted glazed door leading into the conservatory/lean-to.

CONSERVATORY/LEAN TO

8' 6" x 6' 8" (2.59m x 2.03m) A timber and glazed construction with windows to the side and rear aspects and a wooden glazed door leading to the rear yard. A versatile space currently used for storage.



FIRST FLOOR LANDING

With access to both double bedrooms, family bathroom and loft space.

BEDROOM 1

12' x 11' 5" (3.66m x 3.48m) A rear facing double bedroom with UPVC double glazed window to the rear aspect, radiator and over stairs storage cupboard.

BEDROOM 2

12' 7" x 7' (3.84m x 2.13m) A front facing double bedroom with UPVC double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of bath with mixer taps, wash hand basin with tiled splashbacks and WC, radiator, frosted UPVC double glazed window to the front aspect and wall mounted boiler.

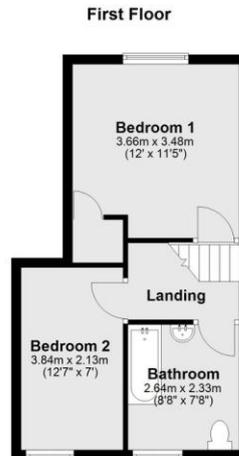


OUTSIDE

To the front of the property there is a small entrance yard set behind a half brick wall. To the rear there is an enclosed yard with brick built outhouse sheds, accessed via a shared passageway, with additional access into the conservatory/lean-to.



Ground Floor



Total area: approx. 74.6 sq. metres (802.9 sq. feet)

WEBSITE

Our detailed website show 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

SMS & 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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.

