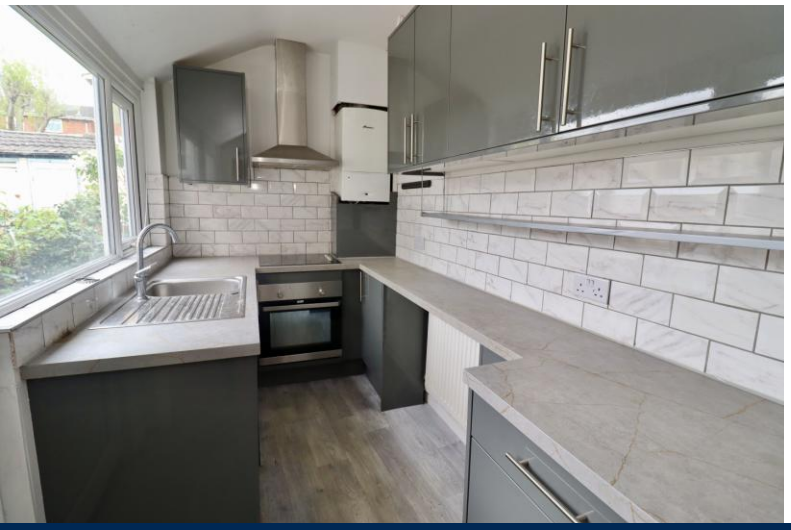
37 Cross Street

Lincoln, LN5 7LS

Book a Viewing!

£95,000

A two bedroom mid-terrace property situated in this popular City Centre location on Cross Street. The property offers accommodation comprising of a shared passageway leading into the hallway, lounge, dining room and fitted kitchen. To the first floor there are two bedrooms and a bathroom. Outside there is on street parking to the front and a yard to the rear. The property is being sold with the added benefit of No Onward Chain.



Cross Street, Lincoln, LN5 7LS

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.

SHARED ENTRANCE
Shared access with doors to the front and rear yard and a door leading into the hallway.

INNER HALLWAY
With door leading into the lounge and stairs rising to the first floor landing.

LOUNGE
12' 4" x 11' 5" (3.77m x 3.49m) With UPVC window to the front aspect and radiator.

DINING ROOM
11' 6" x 11' 5" (3.53m x 3.49m) With UPVC window overlooking the rear yard, radiator, space for a dining table, understairs storage cupboard and doorway leading to the kitchen.

KITCHEN
10' 3" x 5' 10" (3.14m x 1.79m) With UPVC window and door to the side aspect. Fitted with a range of base units and drawers with work surfaces over, sink and drainer with mixer tap, integrated electric oven, electric hob with extractor over, and spaces for a washing machine and fridge freezer.

LANDING
Providing access to two bedrooms and the bathroom.

BEDROOM 1
12' 1" x 11' 4" (3.69m x 3.47m) With UPVC window to the front aspect, radiator and access to an overstairs storage cupboard.

BEDROOM 2
14' 1" x 6' 8" (4.30m x 2.04m) With UPVC window to the rear aspect and radiator.

BATHROOM
8' 6" x 7' 8" (2.60m x 2.36m) With UPVC window to the rear and three piece suite comprising of bath with shower over, WC and wash hand basin and radiator.

OUTSIDE
To the front there is on street parking and an enclosed yard to the rear.

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 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 herein as not verified.

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Total area: approx. 68.0 sq. metres
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37 Cross Street

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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.

The Property Ombudsman