



14 Chelmsford Street

Lincoln, LN5 7LU



Book a Viewing!

£140,000

A well presented Two Bedroom End Terrace property, offered for sale with No Onward Chain and located within the popular Sincil Bank area. Benefitting from a modern fitted Kitchen, En-suite to the Principal Bedroom and a Ground Floor Shower Room, the property offers versatile living accommodation with multiple Reception Spaces, making it an ideal first time purchase or investment opportunity within easy reach of local amenities. The accommodation comprises of a Lounge, Dining Room, additional Reception Room, Kitchen and Downstairs Shower Room. To the First Floor there are Two Double Bedrooms, with the Principal Bedroom benefitting from an En-suite.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.



ACCOMODATION

LOUNGE

13' 5" x 11' 9" (4.09m x 3.58m) A front facing reception room with UPVC double glazed window, radiator and feature fireplace with surround.

SITTING ROOM

13' 5" x 11' 9" (4.09m x 3.58m) An additional reception space with UPVC double glazed window to the rear aspect, radiator and understairs storage cupboard.

DINING ROOM

10' 4" x 6' 8" (3.15m x 2.03m) A further versatile reception area with UPVC double glazed window to the side aspect and frosted UPVC door providing access to the rear yard. With laminate flooring, radiator and built-in storage cupboard housing the wall mounted gas boiler.



KITCHEN

10' 2" x 6' 8" (3.1m x 2.03m) Modern fitted kitchen with a range of wall and base units with laminate work surfaces, incorporating an electric hob with oven and extractor over, 1 1/2 stainless steel sink with mixer tap and spaces for washing machine, fridge and freezer. With tiled splashbacks, radiator, laminate flooring and UPVC double glazed window to the side aspect.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with mains shower, WC and wash hand basin, with tiled flooring and splashbacks, chrome heated towel rail, extractor and frosted UPVC double glazed window.



FIRST FLOOR LANDING

Providing access to both bedrooms.

BEDROOM 1

13 max' x 11' 9" (3.96m x 3.58m) A front facing double bedroom with UPVC double glazed window, radiator and access to en-suite.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin with vanity storage, with tiled splashbacks, flooring, chrome heated towel rail and extractor.

BEDROOM 2

16' 9" x 13' 3 max" (5.11m x 4.04m) A spacious rear facing double bedroom with two UPVC double glazed windows and radiators.



OUTSIDE

To the rear, there is a low maintenance enclosed yard, accessed via the additional reception room or shared passageway. To the front, there is on-street permit parking available.



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 – HOW 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 the 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 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

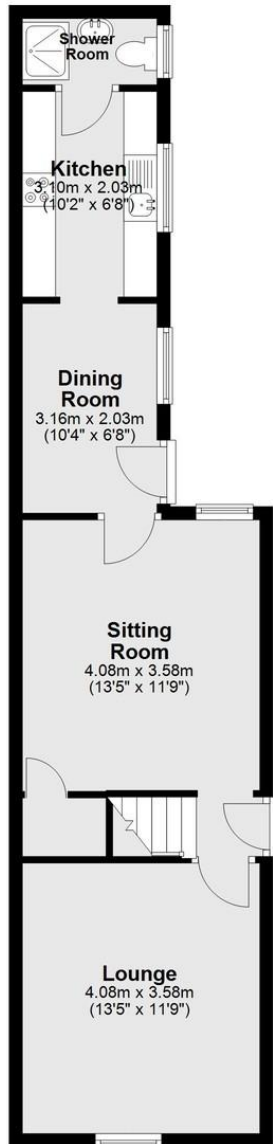
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they refer to themselves and the vendors (Lessors) for whom they act as Agents given to the effect that:

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 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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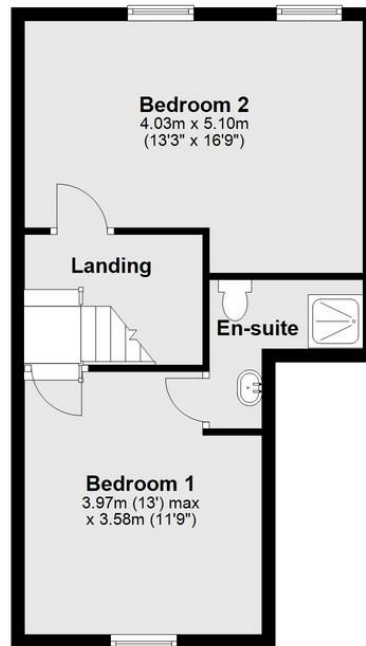
Ground Floor

Approx. 48.5 sq. metres (521.8 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 89.7 sq. metres (965.2 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.

