



**9 Foyle Close**  
Lincoln, LN5 8TD



Book a Viewing!

**£140,000**

Ideally situated just off Brant Road to the South of the Cathedral City of Lincoln, a Two Bedroom End Terraced House ideal for a first time buyer. The property has well presented accommodation comprising of Entrance Hall, Lounge Diner, Kitchen, First Floor Landing, Two Bedrooms and Shower Room. Outside there is a driveway providing off-street parking for multiple vehicles and access to a single detached garage. There are also low maintenance front and rear gardens. Viewing highly recommended. NO CHAIN.





**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

With staircase to the first floor, laminate flooring and radiator.

### KITCHEN

7' 6" x 6' 10" (2.29m x 2.10m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and hot and cold taps, spaces for fridge freezer, washing machine and cooker, wall mounted gas fired central heating boiler, radiator and double glazed window to the front aspect.

### LOUNGE/DINER

14' 3" x 12' 11" (4.35m x 3.95m) With double glazed French doors to the rear garden, electric fire in a decorative fire surround, under stairs storage cupboard and laminate flooring.

### FIRST FLOOR LANDING

With airing cupboard.

### BEDROOM 1

12' 11" x 9' 7" (3.95m x 2.94m) With storage cupboard, double glazed window to the rear aspect and radiator.

### BEDROOM 2

10' 0" x 6' 9" (3.05m x 2.06m) With double glazed window to the front aspect and radiator.

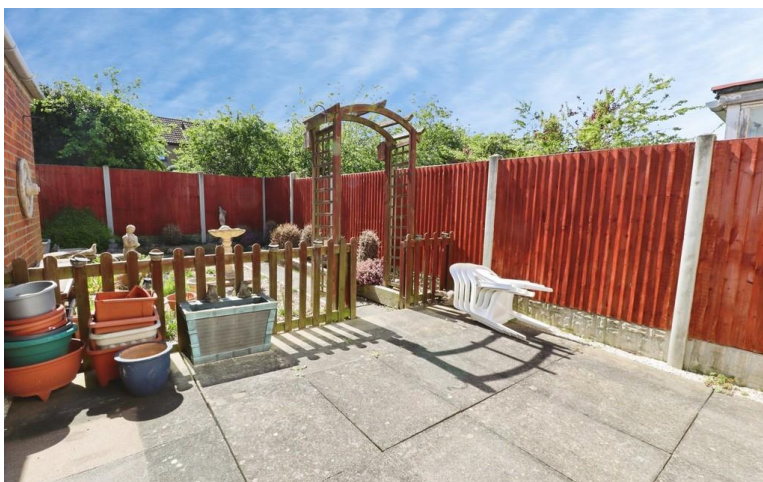


### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, part tiled walls and flooring, radiator and double glazed window to the front aspect.

### OUTSIDE

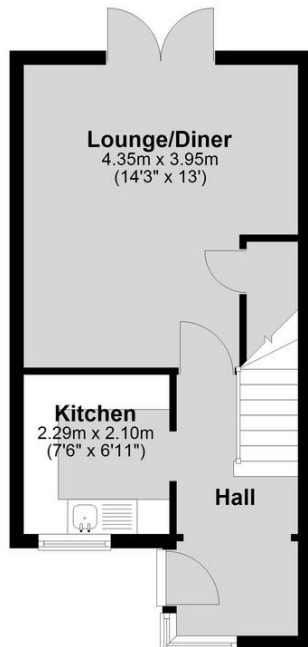
To the front of the property is a gravelled garden and a driveway providing off street parking for multiple vehicles and access to the garage. The detached garage has up and over door to the front. To the rear of the property is an enclosed low maintenance garden with patio seating areas, gravelled areas and garden shed.





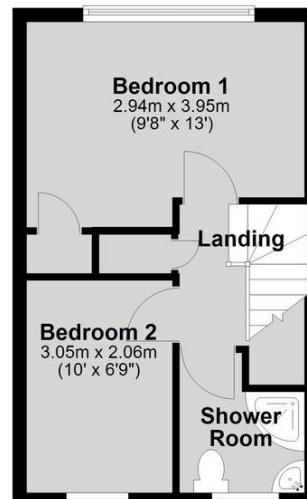
### Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



### First Floor

Approx. 26.8 sq. metres (288.8 sq. feet)



Total area: approx. 55.9 sq. metres (602.1 sq. feet)

#### 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

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 roughly 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.
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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.

