



35 Ellison Street

Lincoln, LN5 8QH



Book a Viewing!

£110,000

A two bedroom mid terrace home, offered for sale with No Onward Chain and representing an excellent opportunity for first time buyers, investors or those looking to put their own stamp on a property. Situated within a convenient Lincoln location, the property offers well proportioned accommodation throughout, including two reception rooms, two double bedrooms and an enclosed rear yard. Requiring a degree of updating, the property presents fantastic potential and is available with vacant possession.





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

LOUNGE

12' 4" x 10' 8" (3.76m x 3.25m) Accessed directly from the front of the property via a UPVC entrance door with a large front facing window providing plenty of natural light and radiator.

DINING ROOM

10' 8" x 9' 10" (3.25m x 3m) A second reception room with radiator, space for a dining table, useful pantry storage cupboard and stairs rising to the first floor. The room also benefits from a small utility style area with stainless steel sink and drainer, worktop space, base cupboards and plumbing for a washing machine. A UPVC window overlooks the rear yard.



KITCHEN

8' 7" x 5' 2" (2.62m x 1.57m) Fitted with a range of wall and base units with laminate work surfaces over, electric hob with extractor above, electric oven, radiator, lino flooring and a UPVC window to the side aspect.

REAR PORCH

With UPVC door providing access to the rear yard and built-in storage cupboard housing the wall mounted gas combination boiler

BATHROOM

Fitted with a three piece suite comprising of a bath with electric shower over, WC and wash hand basin with vanity storage. Further benefiting from tiled splashbacks, radiator, lino flooring, extractor fan and a frosted UPVC window to the side aspect.



FIRST FLOOR LANDING

Providing access to both double bedrooms.

BEDROOM 1

11' 3" x 10' 8" (3.43m x 3.25m) A front facing double bedroom with window to the front aspect and radiator.

BEDROOM 2

10' 8 max" x 9' 10" (3.25m x 3m) A further double bedroom positioned to the rear of the property with UPVC window and radiator.

OUTSIDE

To the rear of the property there is a low maintenance enclosed yard featuring a combination of artificial turf and patio areas, together with shared passageway access leading to the front of the property. To the front, there is on-street parking available.



KEY FACTS FOR BUYERS

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.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



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

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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

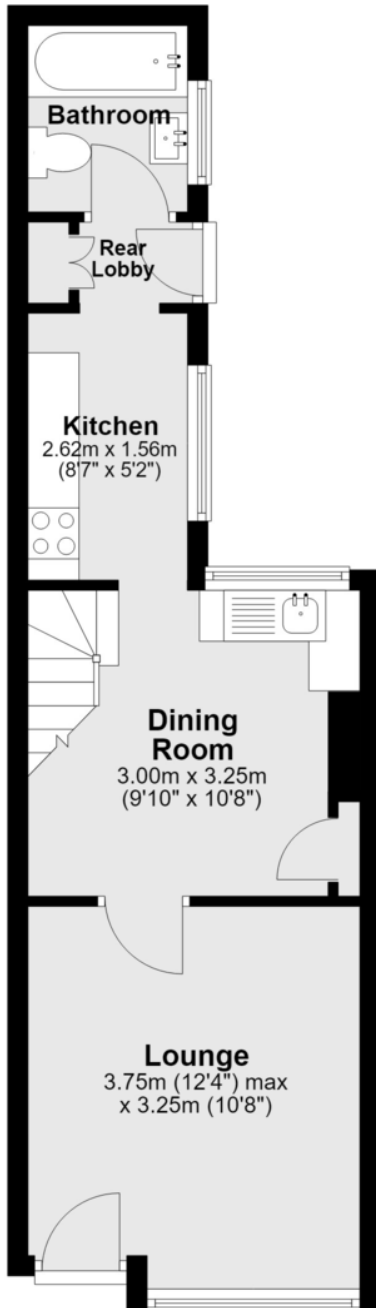
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their clients and the vendors (Lessors) for whom they act as Agents given their ethical obligations.

1. These 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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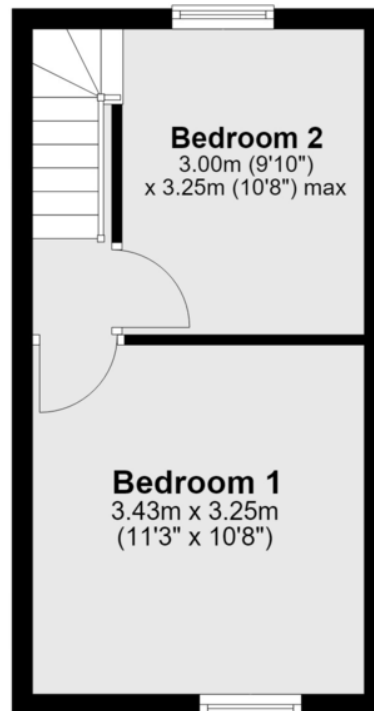
Ground Floor

Approx. 30.6 sq. metres (329.1 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.5 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 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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