



18 Lindum Avenue

Lincoln, LN2 5JB



Book a Viewing!

£145,000

A two bedroom, three storey terraced house situated in this popular city location just off Monks Road on Lindum Avenue. Offered for sale with No Onward Chain, the property provides accommodation comprising a Lounge, Kitchen, Ground Floor Bathroom and Two Bedrooms. Externally, there is a garden to the rear, whilst to the front the property enjoys pleasant views overlooking the adjacent park.





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

LOWER ENTRANCE

With entrance door, radiator, doors leading to the bathroom and basement and stairs rising to the first floor.

BATHROOM

10' 11" x 8' 5" (3.35m x 2.58m) Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, UPVC window to the rear elevation, partly tiled walls, fitted storage cupboard and radiator.

BASEMENT

10' 9" x 11' 0" (3.30m x 3.37m) Providing useful storage space with power and lighting.



KITCHEN

11' 1" x 11' 10" (3.38m x 3.63m) Fitted with a range of base units and drawers with work surfaces over incorporating a stainless steel sink and drainer unit, spaces for a cooker and washing machine, wall mounted cupboards, complementary splashbacks, UPVC window to the rear elevation and wall mounted gas central heating boiler.

LOUNGE

11' 1" x 11' 10" (3.40m x 3.63m) With door and window to the front elevation and radiator.

LANDING

Providing access to two bedrooms.

BEDROOM 1

11' 3" x 12' 2" (3.43m x 3.71m) With UPVC window to the front elevation enjoying views over the park.

BEDROOM 2

11' 4" x 11' 10" (3.47m x 3.63m) With UPVC window to the rear elevation and radiator.

OUTSIDE

To the rear of the property there is a gravelled garden area with pathway leading to the lower entrance door. The front of the property enjoys attractive open views across the park.



KEY FACTS FOR BUYERS

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.

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

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

<https://www.mundys.net/referral-fee/>

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

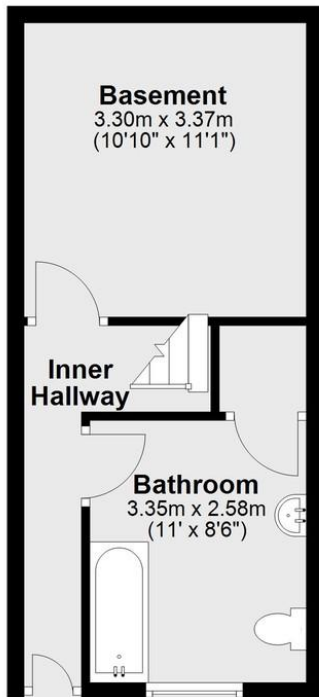
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

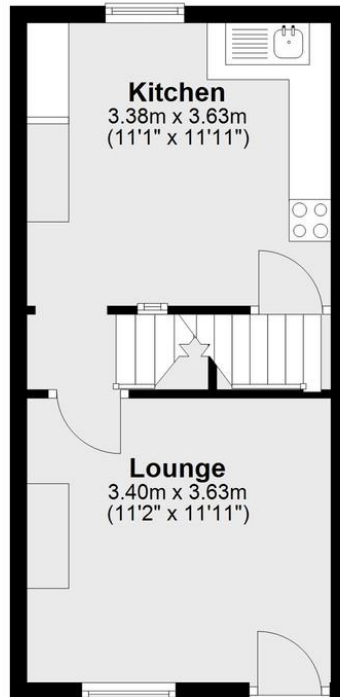
Basement

Approx. 26.4 sq. metres (284.0 sq. feet)



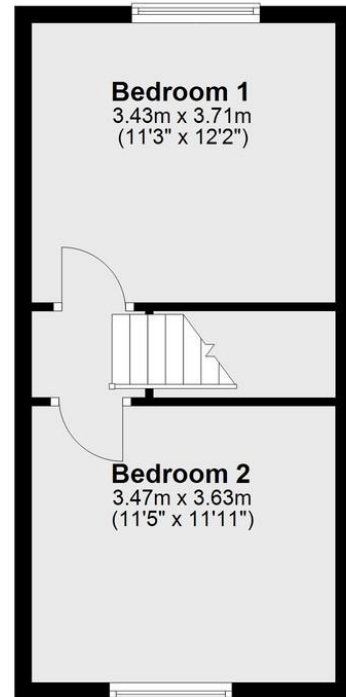
Ground Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.7 sq. feet)



Total area: approx. 84.8 sq. metres (912.4 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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.



www.mundys.net