



## 14 Claremont Street

Lincoln, LN2 5BN

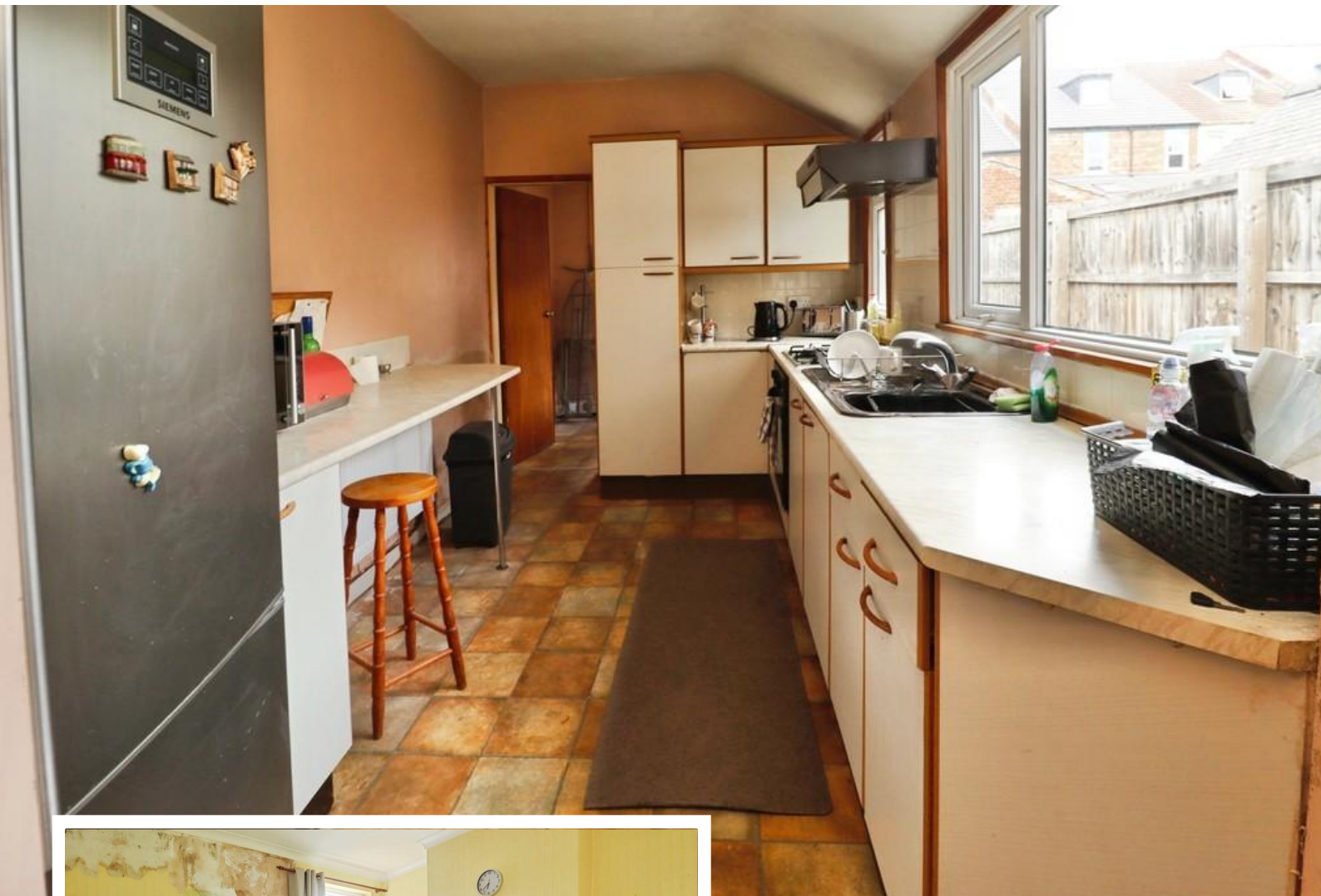


Book a Viewing!

**£140,000**

Situated to the east of the historic Cathedral City of Lincoln, within easy walking distance of the City Centre, Lincoln Arboretum and Lincoln County Hospital, this traditional three bedroom bay fronted mid terraced home offers spacious accommodation and potential for a buyer looking to create a home of their own. The well proportioned accommodation comprises a private side passage, Entrance Hall, bay fronted Lounge, Dining Room, fitted Kitchen, Utility Room and a ground floor Bathroom. To the first floor, the Landing provides access to three well appointed Bedrooms and a separate WC. Outside, the property enjoys a charming courtyard garden to the front and an enclosed rear yard, together with residents' permit parking. Requiring a degree of modernisation, this property presents an exciting opportunity for first-time buyers, investors or those looking to add value in a sought-after location. Early viewing is highly recommended to appreciate the space and potential on offer. NO CHAIN.





#### 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

##### SIDE PASSAGE

Private side passage with doors to the front, rear and main entrance hall.

##### HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

##### LOUNGE

12' 0" x 11' 8" (3.66m x 3.58m) With double glazed bay window to the front aspect, gas fire set within a feature brick fire surround and radiator.

##### DINING ROOM

12' 9" x 11' 9" (3.90m x 3.60m) With double glazed window to the rear aspect, gas fire and radiator.



#### KITCHEN

16' 1" x 7' 11" (4.92m x 2.42m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven, gas hob, space for fridge freezer, tiled splashbacks, radiator, two double glazed windows to the side aspect and door to the garden.

#### UTILITY ROOM

8' 1" x 6' 0" (2.48m x 1.84m) With spaces for washing machine and tumble dryer, double glazed window to the side aspect and door to the garden.

#### BATHROOM

Fitted with three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled walls, radiator and double glazed window to the rear aspect.

#### FIRST FLOOR LANDING

##### BEDROOM 1

15' 3" x 11' 11" (4.66m x 3.65m) With two double wardrobes, pedestal wash hand basin, double glazed window to the front aspect and radiator.

##### BEDROOM 2

12' 10" x 7' 6" (3.92m x 2.29m) With double glazed window to the rear aspect, airing cupboard and radiator.

##### BEDROOM 3

12' 10" x 7' 3" (3.92m x 2.21m) With double glazed window to the rear aspect and radiator.

#### CLOAKROOM/WC

With close coupled WC and wash hand basin.

#### OUTSIDE

To the front of the property there is a small courtyard garden behind low level wall. To the rear of the property there is an enclosed rear yard. The property benefits from residents permit parking.

#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – A.**

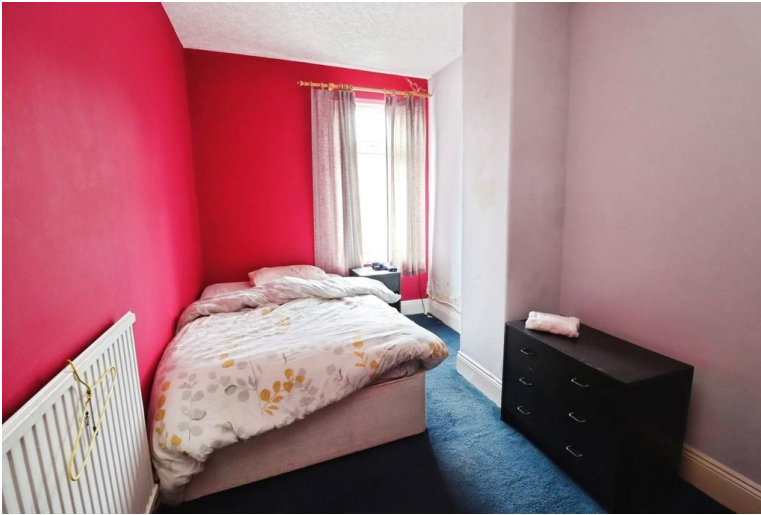
**LOCAL AUTHORITY -** Lincoln City Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**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](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

<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 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

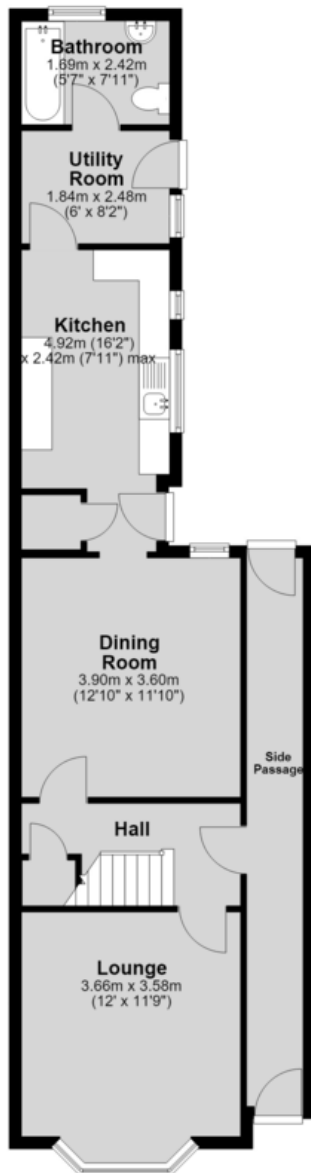
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self 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. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

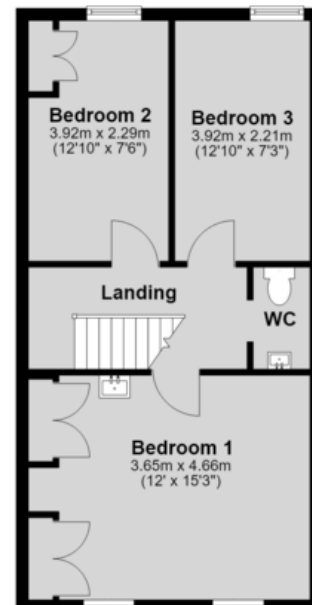
#### Ground Floor

Approx. 64.2 sq. metres (691.2 sq. feet)



#### First Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



Total area: approx. 107.8 sq. metres (1160.3 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.



[www.mundys.net](http://www.mundys.net)