



11 Robey Street Lincoln, LN5 8AU



Book a Viewing!

£140,000

A Three Bedroom Bay-Fronted Terrace Property positioned on Robey Street, just off the High Street. The property is being sold with No Onward Chain and requires some modernisation, offering an excellent opportunity for a purchaser to update and improve the accommodation to their own requirements.

The property briefly comprises an Entrance Hall, bay-fronted Lounge, Dining Room, Kitchen, Rear Entrance Lobby and Ground Floor Bathroom. To the First Floor is a Landing giving access to Three Bedrooms and a Separate WC.

Outside, there is on-street parking to the front and a rear yard.





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

INNER HALLWAY

With entrance door, stairs rising to the first floor, doors giving access to the lounge and dining room and radiator.

LOUNGE

11' 3" x 11' 6" (3.45m x 3.52m) With UPVC bay window to the front aspect, radiator and gas fire with marble hearth and wooden surround.

DINING ROOM

9' 7" x 11' 6" (2.94m x 3.52m) With UPVC window overlooking the rear, open fireplace, radiator, under-stairs storage cupboard, space for a dining table and door giving access to the kitchen.



KITCHEN

11' 6" x 6' 10" (3.52m x 2.10m) With UPVC window overlooking the rear yard, fitted with a range of base units and drawers with work surfaces over, incorporating a sink and drainer with mixer tap, spaces for a cooker, fridge and washing machine and wall mounted cupboards.

REAR PORCH

With side cupboard housing the gas and boiler and door giving access to the bathroom.

BATHROOM

5' 5" x 6' 10" (1.66m x 2.10m) With UPVC window overlooking the rear yard, bath with shower attachment, wash hand basin and WC.

FIRST FLOOR LANDING

Giving access to three bedrooms and a separate WC, an over stairs storage cupboard and access to the roof void.

BEDROOM 1

11' 3" x 13' 4" (3.44m x 4.08m) With UPVC window to the front aspect and radiator.

BEDROOM 2

9' 6" x 6' 8" (2.90m x 2.04m) With UPVC window overlooking the rear aspect and radiator.

BEDROOM 3

7' 2" x 6' 2" (2.20m x 1.88m) With radiator and door giving access to the WC.

EN-SUITE

6' 2" x 2' 2" (1.88m x 0.68m) With rear facing window, WC and wash hand basin.

OUTSIDE

To the front there is on-street parking, whilst to the rear is a yard

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/>

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

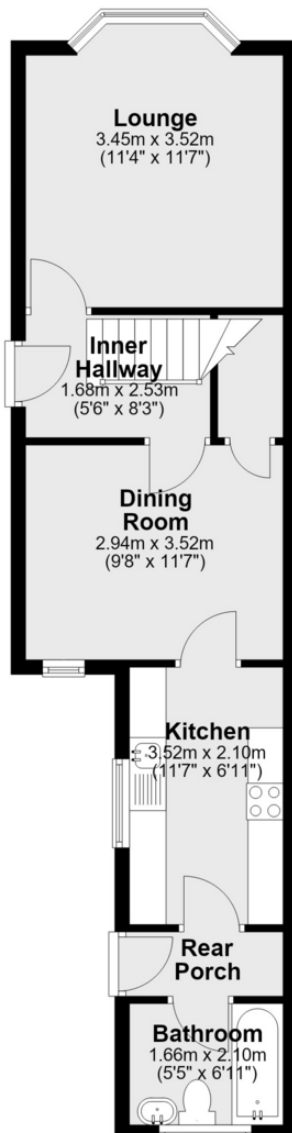
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given that:

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.

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.

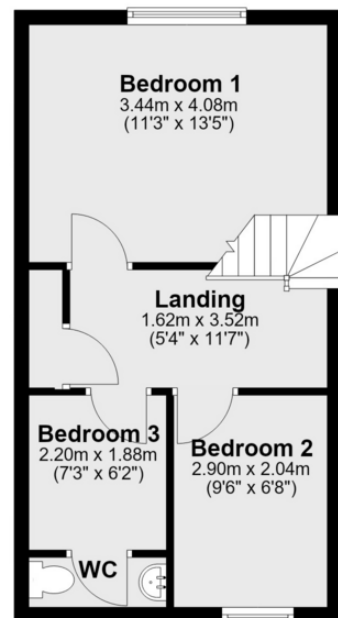
Ground Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 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