

41 Ellison Street

Lincoln, LN5 8QH

Book a Viewing!

£110,000

Two Bedroom Mid-Terraced Home requiring modernisation and offering excellent potential.

An ideal opportunity for first time buyers or investors looking for a property they can improve and put their own stamp on.





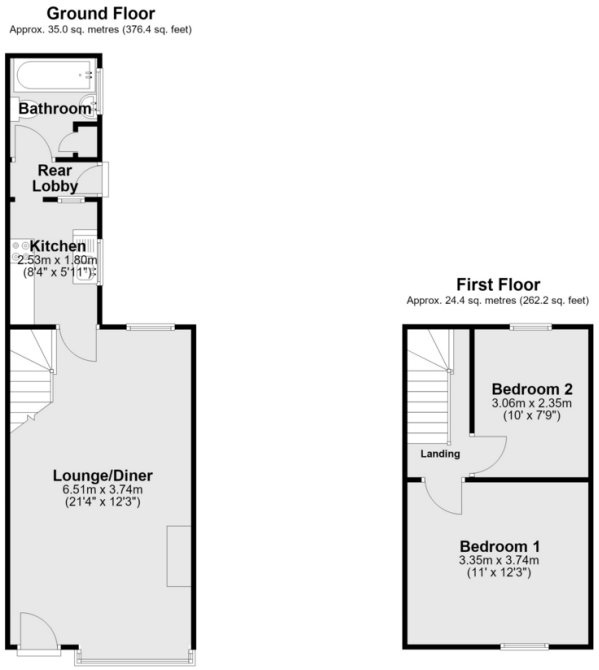
41 Ellison Street, Lincoln, LN5 8QH

LOCATION
Ellison Street is conveniently situated just off Newark Road in the popular Bracebridge area of Lincoln, offering excellent access to a wide range of everyday amenities.
An Aldi supermarket is just a stone's throw away, while The Priory Academy LSST is also within easy reach, making the location particularly convenient for families. Newark Road provides useful transport connections around the city and towards the surrounding areas.
Lincoln city centre is approximately a five-minute drive away, providing an extensive choice of shops, restaurants, leisure facilities and further amenities. With everyday shopping, schooling and Lincoln itself all close at hand, the property occupies a particularly practical and well-connected position.

LOUNGE/DINER
21' 4" x 12' 3" (6.5m x 3.73m) A spacious through reception room providing plenty of space for both lounge and dining furniture. The room benefits from UPVC windows to both the front and rear aspects, allowing good natural light throughout, two electric panel heaters, useful under-stairs storage and a gas fire provides a central focal point to the lounge area.

KITCHEN
8' 4" x 5' 11" (2.54m x 1.8m) Fitted with a range of base and wall units with worktop space and tiled splashbacks, gas hob and gas cooker, stainless steel sink with hot and cold taps, space for a fridge/freezer, plumbing and space for a washing machine, tiled flooring and a UPVC window to the side aspect.

REAR PORCH
A useful rear porch providing access from the accommodation directly onto the rear garden.



Total area: approx. 59.3 sq. metres (638.5 sq. feet)

BATHROOM
Ground floor bathroom comprising panelled bath with electric shower over, WC and wash hand basin, tiled splashbacks, extractor, heated towel radiator, frosted UPVC window to the side aspect and a useful built-in airing cupboard housing the hot water cylinder.

BEDROOM 1
12' 3" x 11' (3.73m x 3.35m) With UPVC window to the front aspect and electric panel heater.

BEDROOM 2
10' x 7' 9" (3.05m x 2.36m) A second double bedroom positioned to the rear of the property with a UPVC window overlooking the rear garden.

OUTSIDE
To the rear there is a private and enclosed low maintenance garden, providing a manageable outdoor space with a generous shed offering useful additional storage. To the front of the property, on-street parking is available.

KEY FACTS FOR BUYERS

SERVICES
Mains electricity, water and drainage services available. Electric panel heaters.

EPC RATING – E.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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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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 fc 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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The Property Ombudsman