



89 Richmond Road

Lincoln, LN1 1LH

£239,950

A three bedroomed bay fronted mid-terraced house situated in the popular West End area of Lincoln. The property has been redecorated throughout and offers spacious living accommodation briefly comprising of Entrance Hallway, Open Plan Lounge Diner, larger than average Breakfast Kitchen, Shower Room and First Floor Landing giving access to three Bedrooms and Family Bathroom. Outside to the front of the property there is a cottage style planted garden and to the rear of the property there is a paved seating area, flowerbeds, decorative gravel beds and a Detached Timber Workshop/Home Office.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From the rear of our Silver Street office on Clasketgate, proceed along onto West Parade, continue along and at the traffic lights proceed straight across. Continue along West Parade, then turn right onto Hampton Street and then turn left onto Richmond Road where the property can be located on the left hand side.

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 Bishop Grosseteste College.



ACCOMMODATION

ENTRANCE HALLWAY

With UPVC door to the front aspect, doors to the lounge and dining room, stairs to the first floor landing, covered radiator and wooden flooring.

LOUNGE

12' 0" x 10' 9" (3.68m x 3.29m) , with walk-in UPVC bay sash windows and fitted blinds, feature vertical radiator and archway leading to the dining area.

DINING AREA

12' 1" x 11' 2" (3.70m x 3.42m) , with UPVC window to the rear aspect, door to the kitchen, archway to the lounge and door to the inner hallway, wooden flooring, gas fire with marble hearth and decorative wooden surround.



BREAKFAST KITCHEN

27' 11" x 9' 5" (8.53m x 2.89m) , with UPVC window and door to the side aspect, door to the shower room, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, spaces for a range cooker, fridge, washing machine and dishwasher, wall mounted cupboards with complementary tiling below, and a breakfast bar and a wall mounted gas fired central heating boiler.

SHOWER ROOM

3' 1" x 5' 11" (0.95m x 1.81m) , with UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin, radiator and vanity cupboard.



FIRST FLOOR LANDING

With doors to three bedrooms and bathroom, access to the roof void and over stairs storage cupboard.

BATHROOM

6' 3" x 6' 0" (1.92m x 1.84m) , with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, towel radiator and partly tiled walls.

BEDROOM 1

12' 11" x 17' 7" (3.95m x 5.37m) , with two UPVC windows to the front aspect, two radiators and wooden flooring.

BEDROOM 2

11' 4" x 13' 0" (3.46m x 3.97m) , with UPVC window to the rear aspect and radiator.



BEDROOM 3

9' 5" x 7' 11" (2.89m x 2.42m) , with UPVC window to the rear aspect, exposed wooden flooring and radiator.

OUTSIDE

To the front of the property there is a cottage style planted garden. To the rear of the property there is a paved seating area, decorative gravel beds, flowerbeds with mature shrubs and trees and the workshop/home office.



WORKSHOP / HOME OFFICE

15' 9" x 9' 4" (4.82m x 2.85m) , with windows and double doors to the front aspect, power and lighting.

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 - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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.

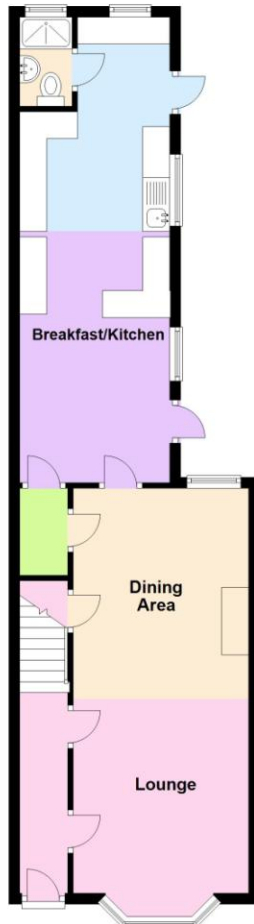
GENERAL

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.

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Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

