



73 Burton Road

Lincoln, LN1 3JZ

£180,000

A two bedroomed mid-terraced property positioned in this prime Uphill location on Burton Road, close a wide range of local facilities. The property has well-presented living accommodation to comprise of Inner Hallway, Lounge, Dining Room, Extended modern Kitchen with Velux windows, stairs down to the Cellar/Third Reception Room and First Floor Landing leading to two Bedrooms and Bathrom. Outside there is a small courtyard garden to the front and a block paved yard to the rear. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading along Burton Road the property can be located on the right hand side just after the Rasen Lane crossroads.

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.



INNER HALLWAY

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

LOUNGE

12' 0" x 10' 9" (3.68m x 3.30m) , with UPVC window to the front aspect and radiator.

DINING ROOM

12' 0" x 13' 1" (3.68m x 3.99m) , with stairs to the cellar, leading into the kitchen and radiator.



KITCHEN

11' 4" x 11' 1" (3.47m x 3.40m) , with UPVC window and door to the rear aspect, Velux windows, radiator, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring gas hob with extraction above, spaces for automatic washing machine and fridge freezer, wall mounted cupboards with complementary tiling below and wall mounted gas fired central heating boiler.

CELLAR

11' 11" x 12' 6" (3.64 m x 3.82m) , with radiator, UPVC windows to the street level and vinyl floor covering.



FIRST FLOOR LANDING

With doors to two bedrooms and bathroom, radiator and access to the roof void.

BATHROOM

10' 9" x 5' 8" (3.29m x 1.75m) , with UPVC window to the side aspect, suite to comprise of bath, separate shower, WC and wash hand basin, partly tiled walls and radiator.

BEDROOM 1

14' 6" x 12' 3" (4.43m x 3.74m) , with UPVC window to the front aspect, decorative fireplace and radiator.

BEDROOM 2

10' 0" x 9' 11" (3.05m x 3.03m) , with UPVC window to the rear aspect, fitted storage cupboards and radiator.



OUTSIDE

To the front of the property there is a courtyard garden. To the rear of the property there is a blocked paved yard.



WEBSITE

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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.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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.

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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

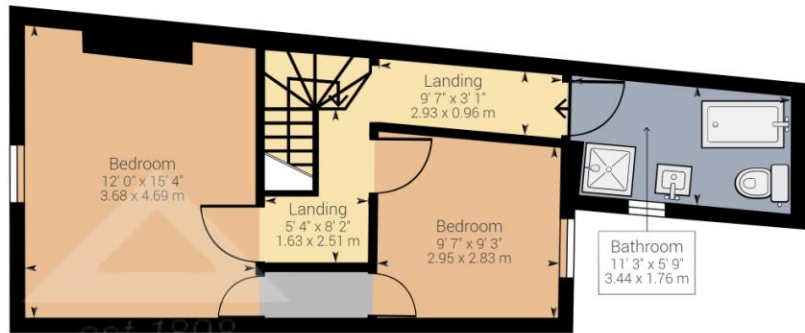
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GENERAL

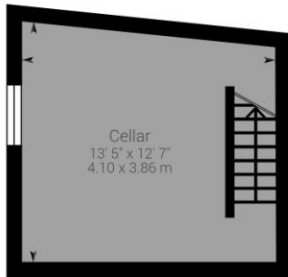
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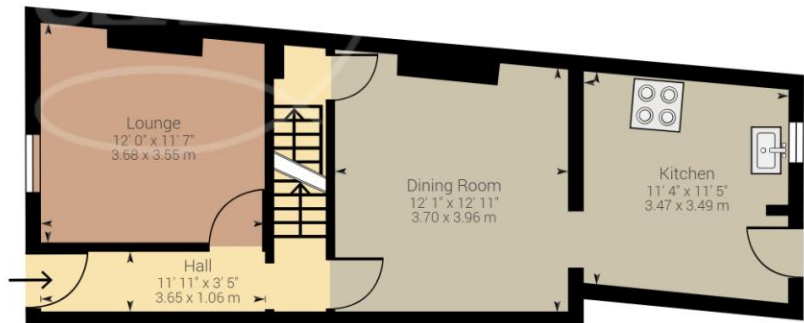
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1st Floor



-1st Floor



Ground Floor

Approximate net internal area: 1080.39 ft² / 100.37 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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