



## 29 Richmond Road

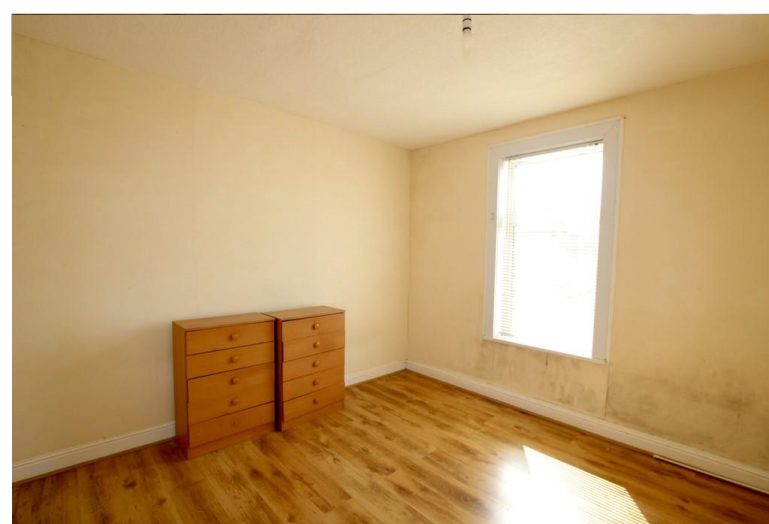
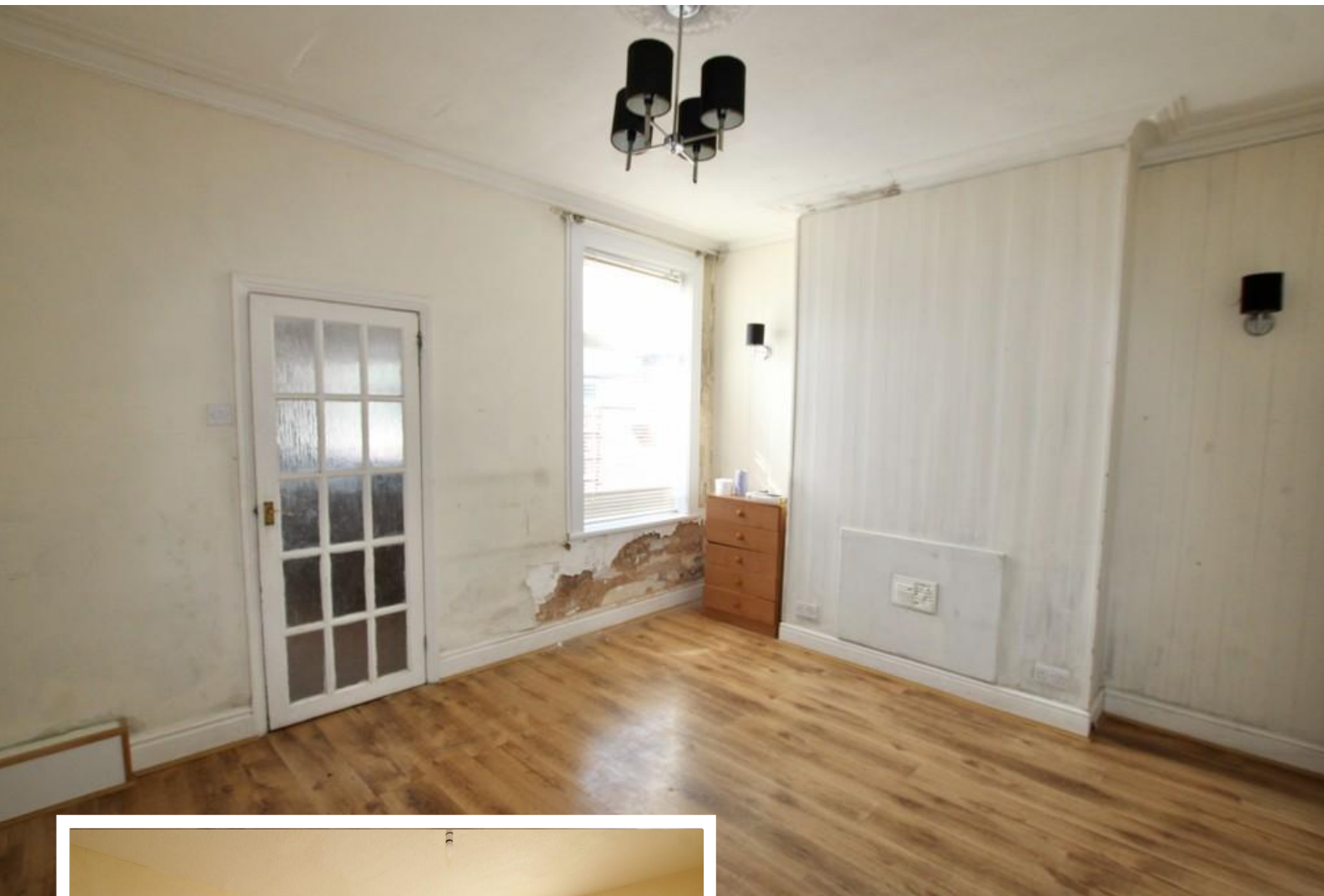
Lincoln, LN1 1LQ

**£220,000**

IN NEED OF REFURBISHMENT AND NO ONWARD CHAIN - A three bedroomed, bay fronted, mid terraced house situated in this popular West End location, within walking distance to Lincoln City Centre and the West Common. The property is in need of refurbishment and offers spacious living accommodation to briefly comprise of Porch, Hallway, Lounge, Dining Room, large Kitchen, downstairs Shower Room and First Floor Landing leading to three Bedrooms and Bathroom. The First Floor Landing also gives access to a Second Floor and a Loft Room. Outside there is a traditional courtyard garden to the rear and the property has the additional benefit of a private passageway.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**TENURE** - Freehold.

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

**DIRECTIONS**

Leave Lincoln along West Parade and at the crossroads proceed straight across and continue along West Parade. Turn right on to Hampton Street and then right again on to Richmond Road and the property can be located on the right 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.



**PORCH** With door to front elevation and door to the Hallway.

**HALLWAY**

With laminate flooring, radiator and stairs to the First Floor Landing.

**LOUNGE**

13' 0" x 10' 6" (3.96m x 3.2m) With uPVC double glazed bay window to front elevation, laminate flooring, radiator and wall lights.

**DINING ROOM**

14' 4" x 11' 9" (4.37m x 3.58m) With uPVC double glazed window to rear elevation, laminate flooring, radiator and under stairs storage cupboard.



**KITCHEN**

21' 1" x 8' 3" (6.43m x 2.51m) With two uPVC double glazed windows and external door to side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, integral oven and four ring gas hob with extractor fan over and radiator.

**SHOWER ROOM**

8' 3" x 4' 9" (2.51m x 1.45 m) With uPVC double glazed window to rear elevation, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle and partly tiled walls.

**FIRST FLOOR LANDING**

With banister rail and stairs to the Second Floor Loft Room.



**BEDROOM 1**

12' 4" x 11' 4" (3.76m x 3.45m) With uPVC double glazed window to rear elevation, laminate flooring and radiator.

**BEDROOM 2**

10' 5" x 10' 2" (3.18m x 3.1m) With uPVC double glazed window to front elevation, laminate flooring and radiator.

**BEDROOM 3**

13' 3" x 9' 11" (4.04m x 3.02m) With uPVC double glazed window to front elevation and radiator.

**BATHROOM**

9' 0" x 5' 4" (2.74m x 1.63m) With uPVC double glazed window to rear elevation, tiled flooring, suite to comprise of low level WC, wash hand basin and bath with electric shower over and radiator.

**SECOND FLOOR LOFT ROOM**

16' 3" x 13' 6" (4.95m x 4.11m) With laminate flooring, Velux window to rear elevation and access to eaves storage.

**OUTSIDE**

To the front of the property there is a small forecourt giving access to the private entrance passage which leads to the rear of the property and a traditional courtyard garden.

#### 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

Move with Us and Save 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 Silb & 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.

#### 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 roughly checked.

#### GENERAL

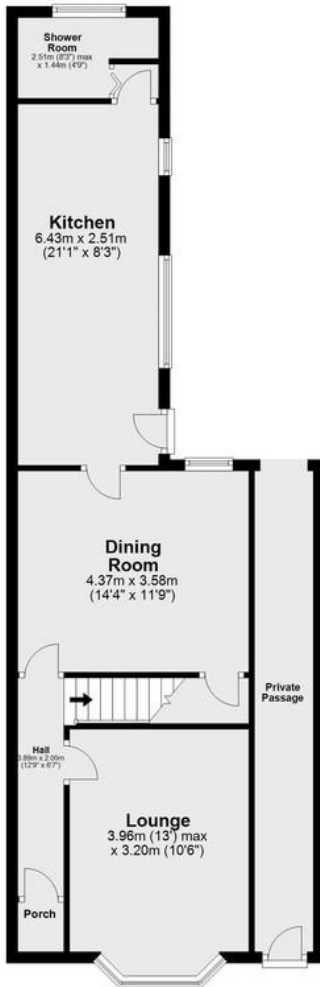
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's 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. Mundy's is the trading name of Mundy's 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.

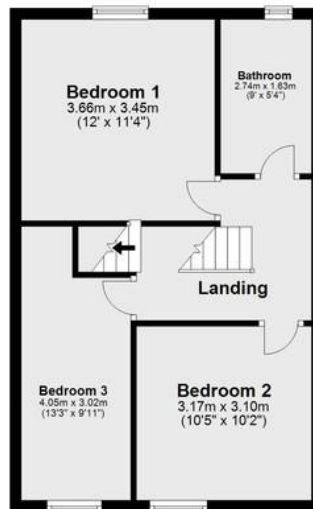
#### Ground Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



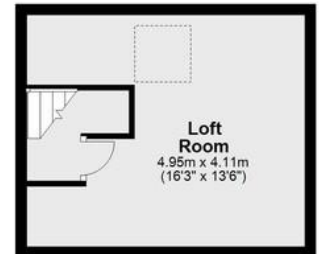
#### First Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



#### Second Floor

Approx. 19.8 sq. metres (212.8 sq. feet)



Total area: approx. 132.7 sq. metres (1428.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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.

