



25 Ruskin Avenue

Lincoln, LN2 4DD

£185,000

A three bedroomed semi-detached property located just off Wragby Road, within the historic Cathedral and University City of Lincoln. The property has internal accommodation to comprise of Reception Hallway, Lounge, Conservatory, fitted Dining Kitchen, Boiler Room and First Floor Landing leading to three Bedrooms and Bathroom. Outside there is off road parking and a larger than average garden to the rear. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Wragby Road, turn left onto Ruskin Avenue and 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

RECEPTION HALL

With UPVC door to the front aspect, doors to the lounge, boiler cupboard and kitchen diner, radiator and stairs to the first floor landing.

LOUNGE

13' 10" x 11' 9" (4.22m x 3.60m) , with UPVC double doors to the conservatory, electric fire, wooden flooring and radiator.

KITCHEN DINER

13' 5" x 18' 7" (4.10m x 5.67m) , with UPVC window to the front aspect, UPVC window to the rear aspect, UPVC door to the conservatory, under stairs storage cupboard, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for cooker, fridge freezer and washing machine, centre island and radiator.

CONSERVATORY

12' 5" x 7' 4" (3.79m x 2.25m) , with UPVC windows and double doors to the rear aspect, tiled flooring and doors to the lounge and kitchen.

FIRST FLOOR LANDING

With UPVC window to the rear aspect, radiator, doors to three bedrooms and bathroom and access to the roof void.

BEDROOM 1

13' 3" x 12' 7" (4.05m x 3.86m) , with UPVC window to the front aspect, radiator and over stairs storage cupboard.

BEDROOM 2

9' 1" x 8' 1" (2.79m x 2.47m) , with UPVC window to the rear aspect, radiator and airing cupboard housing the hot water tank.

BEDROOM 3

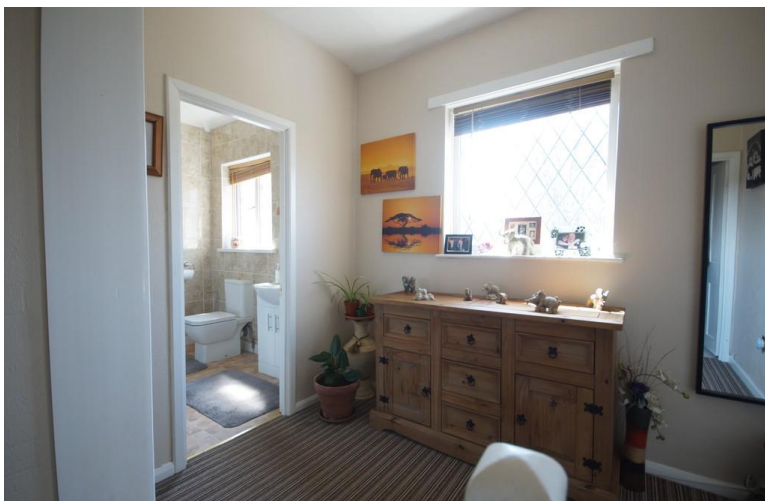
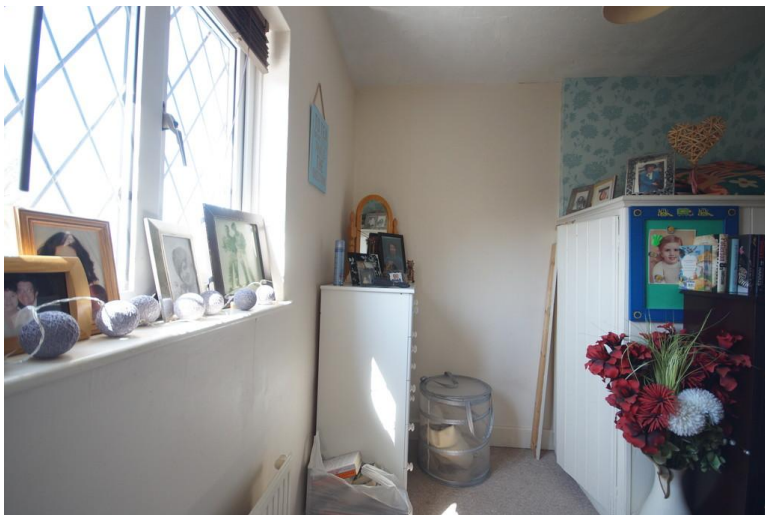
8' 11" x 12' 4" (2.72m x 3.78m) , with UPVC window to the rear aspect and radiator.

BATHROOM

5' 10" x 7' 2" (1.79m x 2.19m) , with UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, towel radiator, tiled flooring and partly tiled walls.

OUTSIDE

To the front of the property there is a driveway providing off road parking. To the rear of the property there is a paved seating area, lawned garden, shed, pagoda, pond and green house.





WEBSITE

Our detailed website show 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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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.

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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.

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

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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.
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