



119 Hawthorn Chase

Lincoln, LN2 4RF

£99,950

A two bedroomed ground floor flat situated to the north of Lincoln, just off Bunkers Hill, within easy access to the A46 Bypass and the new Eastern Bypass. The property is also within easy access to Lincoln City Centre and the Carlton Centre. Internally the property requires some modernisation and has living accommodation briefly comprising of Entrance Hallway, Lounge Diner, Inner Hallway, two Bedrooms, Kitchen and Bathroom. Outside there is a small outside store, communal gardens and a single Garage in a block. The property is being sold with the added benefit of No Onward Chain.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS - Leaving Lincoln along Bunkers Hill, turn right onto Hawthorn Road and then left onto Hawthorn Chase 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 HALL

With external door to the side elevation and laminate flooring.

LOUNGE DINER

20' 6" x 12' 4" (6.25m x 3.76m) , with two UPVC double glazed windows to the front elevation, laminate flooring, radiator and night storage heater.

KITCHEN

8' 11" x 8' 2" (2.72m x 2.49m) , with UPVC double glazed window to the side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, four ring gas hob, 1 ½ bowl stainless steel sink unit and drainer, plumbing for washing machine, gas fired central heating boiler and extractor fan.

BEDROOM 1

11' 0" x 9' 7" (3.35m x 2.92m) , with UPVC double glazed window to the rear elevation, laminate flooring and radiator.

BEDROOM 2

9' 7" x 7' 5" (2.92m x 2.26m) , with UPVC double glazed window to the rear elevation, laminate flooring, built-in cupboard and radiator.



BATHROOM

9' 7" x 5' 6" (2.92m x 1.68m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath, extractor fan and airing cupboard with a radiator.



OUTSIDE

There is a small outside store to the front of the property and communal gardens. There is a single Garage in a block.

DISCLAIMER

The Internal photos were taken pre tenancy.





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

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 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 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.

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Total area: approx. 61.5 sq. metres (661.8 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.

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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 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.

