



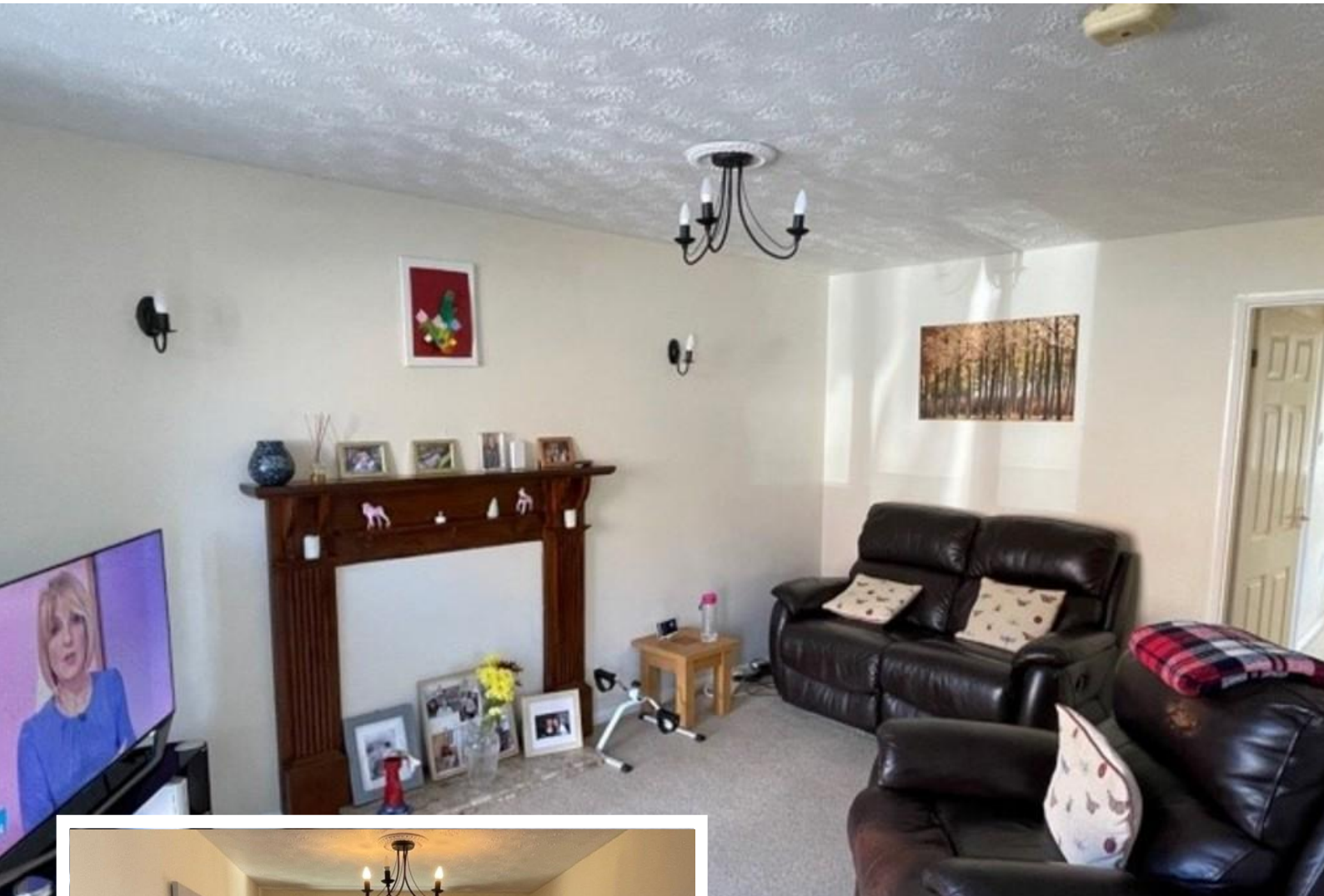
202 Dunkirk Road

Lincoln, LN1 3UJ

£120,000

We are pleased to offer this modern Ground Floor Apartment located within a popular residential area, being within the uphill district of Lincoln with accommodation to comprise an Entrance Porch, Open-Plan Lounge/Dining Room, Kitchen, Bathroom/WC and Two Bedrooms. The property sits within communal grounds and incorporates allocated parking space and is offered for sale with Vacant Possession. The property is sure to be of interest to First Time Buyers or Investors.





SERVICES

All mains services are understood to be connected. A gas fired central heating system is installed serving radiators throughout.

EPC RATING – to follow.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln on Burton Road, travel across the mini roundabout continuing along Burton Road and Dunkirk Road can be found on the right hand side. Whilst travelling along Dunkirk Road, the property is situated on the right hand side.



LOCATION

Located to the North of Lincoln, just off Burton Road, the property is within easy access of local facilities including bus routes and within walking distance of the Burton Road Shopping Area. Being on the North side of the City, the property is also within walking distance of the tourist attractions including the Cathedral and Castle.

ACCOMMODATION

ENTRANCE PORCH

With uPVC double glazed entrance door.

LOUNGE/DINER 18' 0" (max) x 13' 1" (max) (5.5m x 4m)

A light and airy Reception Area with uPVC double glazed windows and radiators.

KITCHEN 7' 10" x 7' 2" (2.4m x 2.2m)

With uPVC double glazed window to side elevation. Fitted with a range of wall and base units and incorporating a stainless steel sink unit and plumbing for automatic washing machine, partially tiled walls and wall mounted central heating boiler.

BATHROOM/WC

With uPVC double glazed window. Fitted with a modern white suite comprising panelled bath, pedestal wash hand basin and close coupled WC, plumbed-in shower unit and glazed screen fitted above bath and radiator.

BEDROOM 1 (TO REAR) 16' 0" x 8' 10" (4.9m x 2.7m)

A generously proportioned Bedroom with uPVC double glazed window overlooking the rear garden and incorporating a radiator and built-in cupboard.

BEDROOM 2 11' 1" x 9' 10" (3.4m x 3m)

A further generously proportioned double bedroom with radiator and uPVC double glazed bay window overlooking the rear garden.

OUTSIDE

The property sits within communal grounds comprising parking bays to the front and an open-plan lawned garden to the rear with clothes drying facility.

TENURE

The property is held on a Long Leasehold basis and the Purchaser will become a 1/8th shareholder in the Management Company, responsible for maintenance of external landscaped areas, Buildings Insurance etc. A monthly Service Charge of £40 is payable. Further details are available on request.



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.

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 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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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.

