

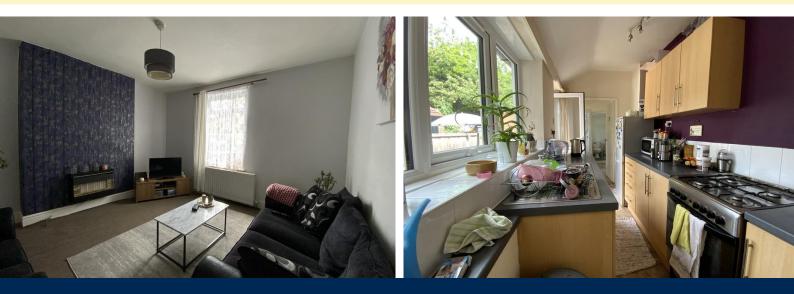


25 St. Andrews Street

Lincoln, LN5 7NE

£115,000

This is three bedroomed mid-terraced property located to the South of Lincoln just off Canwick Road on Sincil Bank. The property has internal accommodation to comprise of Inner Hallway, Lounge, Dining Room, Kitchen, Shower Room, WC and First Floor Landing leading to three Bedrooms. The property has a garden to the rear. The property is currently let via Mundys Estate Agents on a periodic tenancy.



St. Andrews Street, Lincoln, LN5 7NE

SERVICES

All mains services available. Gas central heating.

EPC RATING - D

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head into Lincoln on Canwick Road and turn left on to Ripon Street and then right on to St Andrews Street where 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.

SHARED ENTRANCE

Giving access to the Inner Hallway.

INNER HALLWAY

With entrance door, doors leading to the Lounge and Dining Room and stairs to the First Floor Landing.

LOUNGE

12' 10" x 12' 7" (3.93m x 3.86m) With uPVC window to the front aspect, radiator and gas fire.

DINING ROOM

12' 8" x 13' 0" (3.87m x 3.98m) With uPVC window to the rear aspect, archway leading to the Kitchen, fireplace, under stairs storage cupboard, radiator and fitted cupboards.

KITCHEN

5' 8" x 11' 8" (1.75m x 3.56m) With uPVC window and door to the side aspect, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer and spaces for a cooker, fridge and washing machine.

SHOWER ROOM

7' 9" x 5' 4" (2.38m x 1.63m) With uPVC window to the side aspect, door to the WC, radiator and suite to comprise of shower cubicle and wash hand basin.

WC

With uPVC window to the side aspect and WC.

FIRST FLOOR LANDING Giving access to three Bedrooms.

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BEDROOM 1

13' 0" x 13' 0" (3.98m x 3.98m) With uPVC window to the front aspect and radiator.

BEDROOM 2

12' 11" x 7' 8" (3.95m x 2.35m) With uPVC window to the rear aspect and radiator.

BEDROOM 3

9' 6" x 8' 7" (2.91m x 2.62m) With uPVC window to the rear aspect, radiator and boiler cupboard housing the gas fired central heating boiler.

OUTSIDE

There is a yard and garden to the rear.

WEBSTE 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 befound at mundys net

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NOTE J. None of the services or equipment have been checked or tested . 2. All me asurements ar eb elieved to be accur at ebut ar e given as a generalguide and should be thoroughlych ecked.

GCRMDAL If you have any queries with regard to a purchase, pleze eak and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they for themselves and the vendors (Lessons) for whom theyact as Algents give notice that :

- 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 giver epresentation or warranty whatever in relation to this property.
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Regulated by RKCs. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Register ed Office 29 Silver Street, Lincoin, LN2 1AS.



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