



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.



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.

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.

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

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 - HOW WE MAY REFER YOU TO

Move with Us and Sell to 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 Sills & 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 are for the vendors (Lessors) for whom they act as Agents give notice that:

1. These 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 yourself 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.