



7 Manby Street

Lincoln, LN5 8NW

£125,000

A three bedroomed, three storey mid terraced property located in this popular area just to the south of Lincoln High Street. The property has been improved by the current owners and offers internal living accommodation to comprise of Shared Entrance Passage, Lounge, Dining Room, Modern fitted Kitchen, Family Bathroom, First Floor Landing leading to two Bedrooms and stairs rising to the Loft Bedroom. Outside there is a larger than average garden to the rear with outbuildings. The property is being sold with the added benefit of No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the High Street, continue along onto St. Catherines and Newark Road and then turn right onto Manby 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.



ACCOMMODATION

SHARED ENTRANCE PASSAGE

With door to inner hallway.

INNER HALLWAY

With wooden flooring, stairs to the first floor landing and doors to lounge and dining room.

LOUNGE

11' 7" x 11' 2" (3.54m x 3.41m) , with UPVC window to the front aspect, radiator and wooden flooring.

DINING ROOM

11' 7" x 11' 0" (3.54m x 3.37m) , with UPVC window to the rear aspect, glass panelled door to the kitchen, under stairs storage, fitted shelving, radiator and wooden flooring.



KITCHEN

5' 11" x 10' 9" (1.82m x 3.29m) , with UPVC window and door to the side aspect, wooden flooring, fitted with a range of modern base units and drawers with work surfaces overs, stainless steel sink unit and drainer with mixer tap above, integral oven and four ring gas hob with extraction above, Boiler cupboard housing the gas central heating combination boiler and shelving, spaces for automatic washing machine and fridge freezer and doors to the bathroom.



BATHROOM

5' 10" x 5' 0" (1.80m x 1.54m) , with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, chrome towel radiator and partly tiled walls.

FIRST FLOOR LANDING

With doors to two bedrooms and stairs to the second floor landing.

BEDROOM 1

11' 3" x 15' 5" (3.45m x 4.71m) , with UPVC window to the front aspect, wooden flooring and radiator.

BEDROOM 3

11' 6" x 7' 9" (3.53m x 2.38m) , with UPVC window to the rear aspect, wooden flooring and radiator.

BEDROOM 2

12' 3" x 12' 3" (3.75m x 4.67 max x 3.74m) , with Velux window to the front aspect, loft storage and radiator.



OUTSIDE

To the rear of the property there is a lawned garden to the rear with outbuildings.



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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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

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.
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Floorplan to follow

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

