



11 Pennell Street

Lincoln, LN5 7TD

£150,000

RENOVATION REQUIRED! A large four bedroomed mid-terraced house situated just off Lincoln High Street and within close proximity to a range of local shops and facilities within Lincoln City Centre. Internally the property offers spacious living accommodation briefly comprising of Hallway, Lounge, Dining Room, Breakfast Room, Kitchen and First Floor Landing leading to four Bedrooms and Bathroom. Outside there is a courtyard to the front and a the further advantage of a private passageway to the side leading to the rear courtyard garden with outside side and WC. The property is in need of full modernisation and will be sold with No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln City Centre south along the High Street, turn left onto Pennell Street and 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.

HALLWAY

With UPVC double glazed external door to the front elevation, under stairs storage cupboard and stairs to the first floor.

LOUNGE

12' 6" x 12' 1" (3.81m x 3.68m) , with bay window to the front elevation and radiator.

DINING ROOM

12' 1" x 11' 4" (3.68m x 3.45m) , with UPVC double glazed window to the rear elevation and radiator.

BREAKFAST ROOM

10' 9" x 9' 0" (3.28m x 2.74m) , with UPVC double glazed window to the side elevation and radiator.

KITCHEN

10' 3" x 9' 0" (3.12m x 2.74m) , with UPVC double glazed external door and window to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, sink unit and drainer, integral oven, four ring gas hob with extractor fan over, plumbing and space for washing machine.

FIRST FLOOR LANDING

With access to roof void and radiator.

BEDROOM 1

12' 2" x 12' 1" (3.71m x 3.68m) , with bay window to the front elevation and radiator.

BEDROOM 2

14' 4" x 12' 1" (4.37m x 3.68m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

14' 2" x 9' 0" (4.32m x 2.74m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 4

8' 8" x 7' 1" (2.64m x 2.16m) , with UPVC double glazed window to the front elevation and radiator.

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m) , with UPVC double glazed window to the side elevation, suite to comprise of low level WC, wash hand basin and bath, partly tiled walls, radiator and a gas fired central heating boiler.

OUTSIDE

To the front of the property there is a courtyard with a private passageway to the left hand side leading to the rear courtyard garden with a garden shed, outbuilding and WC.

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

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We are happy to offer FREE advice on all aspects of moving home, including 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 Sills 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 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 currently would be £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generate 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 550088 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 the responsibility of the vendors (Lessors) for whom they act as Agents 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 give representation or warranty whatsoever in relation to this property.
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