



17 Byron Avenue

Lincoln, LN2 4DX

£235,000

RECENTLY REFURBISHED AND NO ONWARD CHAIN - A three bedroomed semi-detached house situated just off Nettleham Road, to the North of the City of Lincoln and within walking distance of the Bailgate and Cathedral Quarter. The property has been recently renovated throughout (to include a new kitchen, bathroom, flooring and redecoration), whilst retaining some original features to include fireplaces and doors, and offers tastefully presented living accommodation to briefly comprise of Hallway, WC, Lounge, Dining Room, Kitchen and First Floor Landing leading to three Bedrooms, Bathroom and Separate WC. Outside to the front there is a driveway providing off road parking and there is a generous lawned garden to the rear. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln on Nettleham Road, turn right on to Byron Avenue and the property can be located on the left 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 and window to the side elevation, stairs to the First Floor Landing, under stairs storage cupboard and radiator.

WC

With uPVC double glazed window to side elevation, tiled floor, vanity wash hand basin and low level WC.

LOUNGE

12' 4" x 10' 0" (3.76m x 3.05m) With uPVC double glazed bay window to front elevation, feature fireplace and radiator.

DINING ROOM

12' 4" x 11' 11" (3.76m x 3.63m) With uPVC double glazed window to rear elevation, feature fireplace and radiator.



KITCHEN

8' 9" x 8' 1" (2.67m x 2.46m) With uPVC double glazed window and door to rear elevation, uPVC double glazed window to side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiled splash-backs, integral oven and four ring ceramic hob with extractor fan over, space for a fridge freezer, plumbing and space for a washing machine, stainless steel sink unit and drainer, vertical radiator and spotlights to ceiling.

FIRST FLOOR LANDING

With uPVC double glazed window to front elevation and access to roof void.



BEDROOM 1

12' 4" x 12' 1" (3.76m x 3.68m) With uPVC double glazed window to rear elevation, feature fireplace and radiator.

BEDROOM 2

12' 4" x 10' 3" (3.76m x 3.12m) With uPVC double glazed window to front elevation, built-in cupboard, feature fireplace and radiator.

BEDROOM 3

8' 11" x 8' 3" (2.72m x 2.51m) With uPVC double glazed window to rear elevation and radiator.

BATHROOM

5' 8" x 4' 7" (1.73m x 1.4m) With uPVC double glazed window to side elevation, vinyl flooring, vanity wash hand basin, bath with mains shower over, partly tiled walls, heated towel rail, storage cupboard, spotlights to ceiling and extractor fan.



WC

With uPVC double glazed window to side elevation, vinyl flooring and low level WC.

OUTSIDE

To the front of the property there is a driveway providing off road parking and a gravelled area to the side. A gate leads to a generous lawned rear garden and seating area.



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.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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

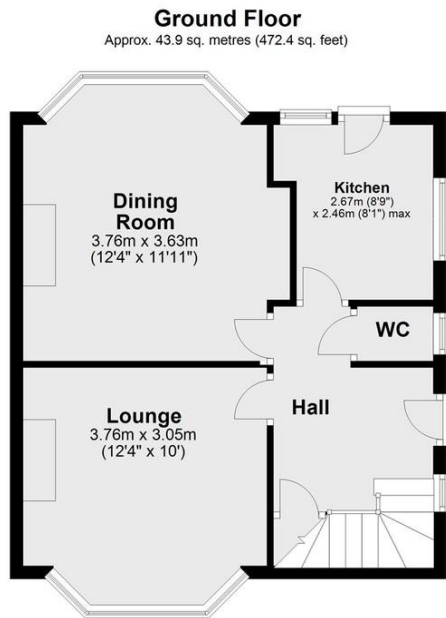
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 a spot verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 86.9 sq. metres (935.4 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

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.

