



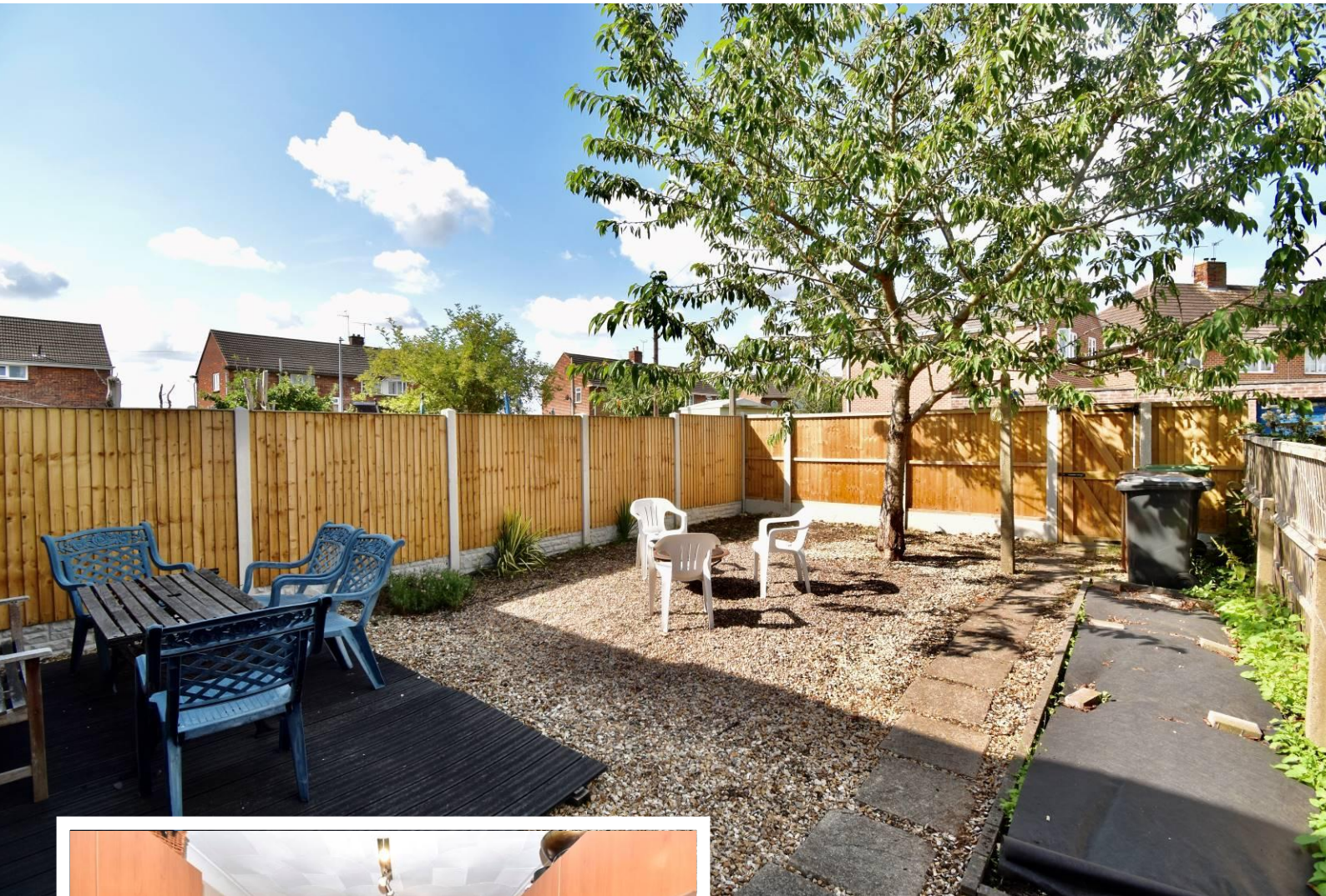
3 Anzio Walk

Lincoln, LN1 3PU

£150,000

A well presented two double bedroomed mid terraced house situated just off Burton Road, to the North of the City of Lincoln. Internally the property offers living accommodation to briefly comprise of Hallway, Lounge Diner, Kitchen, Utility and First Floor Landing leading to two Double Bedrooms and Bathroom. Outside there are low maintenance gardens to the rear and a Garage in a block. The property further benefits from uPVC double glazing, recently fitted uPVC fascias and newly fitted fence to the front and rear of the property. Viewing of the property is 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 up Yarborough Road and at the Burton Road roundabout turn left and proceed out of Lincoln on Burton Road. Turn right on to Dunkirk Road, right again on to Anzio Crescent and then left on to Anzio Walk and 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.



ACCOMMODATION

HALLWAY

With uPVC double glazed external door to front elevation, laminate flooring and radiator.

LOUNGE DINER

17' 10" x 13' 7" (max) (5.44m x 4.14m) With uPVC double glazed windows to front and rear elevations, laminate flooring, radiator and under stairs storage cupboard.

KITCHEN

12' 6" (max) x 7' 2" (3.81m x 2.18m) With uPVC door and window to rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs 1 ½ bowl sink unit and drainer with mixer tap, breakfast bar, integral oven and four ring gas hob with extractor fan over and radiator.

UTILITY ROOM

10' 1" x 6' 9" (3.07m x 2.06m) With uPVC double glazed window to front elevation, work surface with plumbing and space for a washing machine and dishwasher below and space for a fridge and freezer.

FIRST FLOOR LANDING

With uPVC double glazed window to rear elevation, storage cupboard, access to roof void and airing cupboard housing the gas fired central heating boiler.



BEDROOM 1

17' 6" x 10' 0" (max) (5.33m x 3.05m) With uPVC double glazed windows to front and rear elevations, built-in wardrobe, exposed floorboards and radiator.

BEDROOM 2

12' 0" x 9' 5" (3.66m x 2.87m) With uPVC double glazed window to front elevation, built-in wardrobe and radiator.

BATHROOM

With uPVC double glazed window to rear elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, wash hand basin and bath with electric shower over and heated towel rail.



OUTSIDE

To the front of the property there is a low maintenance gravelled garden with fenced surround. To the rear of the property there are further low maintenance gravelled gardens with a decked seating area and a gate giving access to the Single Garage in a block.





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.

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

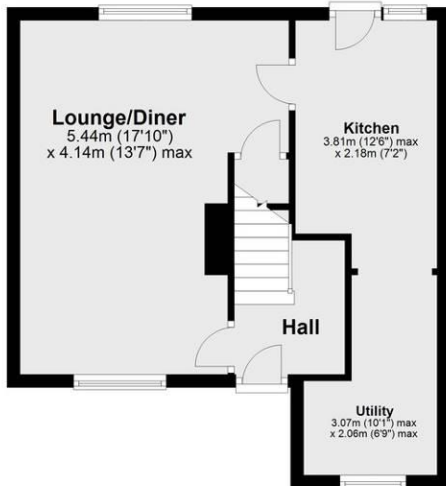
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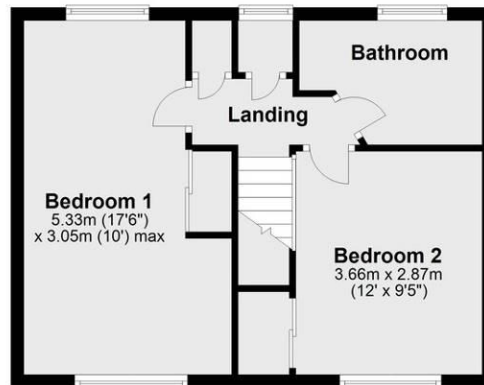
Ground Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 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.

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