



71 Birchwood Avenue

Lincoln, LN6 0JA

£250,000

NO ONWARD CHAIN - This is a detached three bedroomed bungalow situated in this popular location to the South of Lincoln. The property has slightly dated, but spacious, living accommodation to briefly comprise of Entrance Porch, Inner Hallway, three B edrooms, Bathroom, L-shaped Lounge and Dining Area, Conservatory and Kitchen. Outside the property benefits from an extended garage and there are good sized mature gardens to the front and rear



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SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln on Tritton Road and at the Skellingthorpe Road traffic lights turn right on to Skellingthorpe Road and proceed along until you reach the Birchwood Avenue traffic lights. Turn right on to Birchwood Avenue and proceed along and the bungalow can easily be identified by the Mundys' For Sale Board.

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.





ENTRANCE

11' 11" x 4' 7" (3.64m x 1.42m) With uPVC window and door to the front aspect and window and door to the Inner Hallway.

INNER HALLWAY

With window and door to the Entrance, doors leading to the Lounge, Kitchen, three Bedrooms, Separate WC, Bathroom and airing cupboard and access to roof void.

BEDROOM 1

11' 10" x 11' 10" (3.63m x 3.62m) With uPVC window to the side aspect, window to the Entrance and radiator.

BEDROOM 2

10' 11" x 9' 11" (3.33m x 3.04m) With uPVC window to the side aspect and radiator.

BEDROOM 3

9' 9" x 9' 9" (2.98m x 2.98m) With uPVC window to the rear aspect and radiator.

BATHROOM

6' 9" x 5' 10" (2.06m x 1.80m) With window to the rear aspect, suite to comprise of bath with shower over and wash hand basin, radiator and partly tiled walls.

SEPARATE WC

With uPVC window to the side aspect, WC and partly tiled walls.

LOUNGE

19' 1" x 13' 11" (5.83m x 4.26m) With uPVC windows to the front and side aspects, gas fire with decorative surround, radiator and leading into the Dining Area.

DINING AREA

8' 3" x 13' 8" (2.54m x 4.17m) With uPVC window to the side aspect, uPVC door to the rear garden, serving hatch to the Kitchen and radiator.

KITCHEN

11' 7" x 9' 8" (3.55m x 2.96m) With double glazed windows to the rear aspect, door to the Conservatory, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, breakfast bar, stainless steel sink unit and drainer with mixer tap and spaces for a cooker, fridge and washing machine.

CONSERVATORY

7' 5" x 12' 2" (2.27m x 3.73m) With uPVC windows and door to the rear aspect, space for an automatic washing machine and door to the side aspect.

OUTSIDE

To the front of the property there is a lawn and gravelled area with a driveway to the side providing off road parking and giving access to the Garage. To the rear there is a paved seating area and lawned garden with mature shrubs and trees.





GARAGE

31' 2" x 8' 1" (min) (9.51m x 2.48m (min) 3.44m (max))
With double doors to the front aspect, window to the side aspect, door to the rear, power and lighting.

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 - 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 whether it is 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 roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's 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 as not verified.

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