

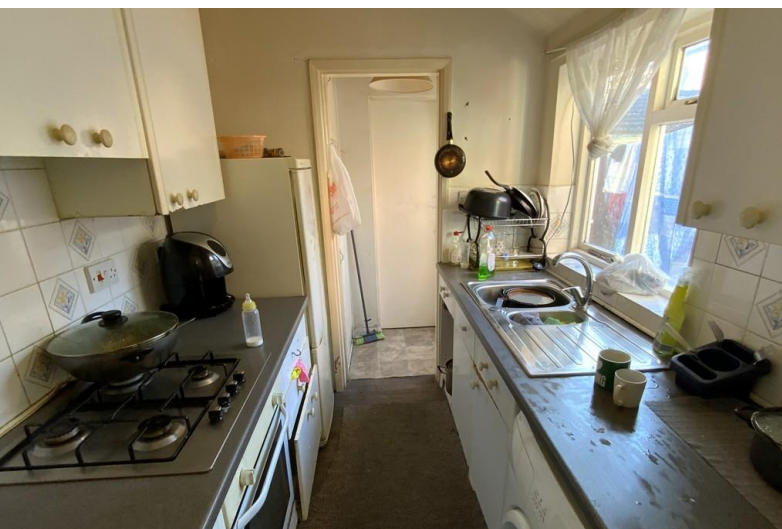


## 9 Scorer Street

Lincoln, LN5 7XD

**£100,000**

A three bedroomed mid-terraced house situated within a short walk of Lincoln City Centre and close to a range of shops and facilities along the High Street. Internally the property require modernisation and has living accommodation briefly comprising of Hallway, Lounge, Dining Room, Kitchen, Rear Lobby, Bathroom and a First Floor Landing leading to three Bedrooms. Outside there is a shared passageway leading to the rear courtyard garden.



## Scorer Street, Lincoln, LN5 7XD

### SERVICES

All mains services available. Gas central heating.

### EPC RATING – D.

### TENURE - Freehold.

### VIEWINGS - By prior appointment through Mundys.

### DIRECTIONS

Leaving Lincoln City Centre south along the High Street and turn left onto Scorer Street where the property is 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 stairs to the first floor.

### LOUNGE

12' 2" x 11' 4" (3.71m x 3.45m) , with window to the front elevation and radiator.

### DINING ROOM

12' 3" x 11' 4" (3.73m x 3.45m) , with window to the rear elevation, under stairs storage cupboard and radiator.

### KITCHEN

7' 1" x 6' 5" (2.16m x 1.96m) , with window to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral oven, four ring gas hob, plumbing and space for washing machine and space for fridge freezer.

### REAR LOBBY

With external door to the side elevation and cupboard space housing the gas fired central heating boiler.

### BATHROOM

6' 0" x 5' 10" (1.83m x 1.78m) , with window to the side elevation, suite to comprise of low level WC, wash hand basin and corner bath and radiator.

### FIRST FLOOR LANDING

With banister rail.

### BEDROOM 1

11' 4" x 11' 2" (3.45m x 3.4m) , with window to the front elevation, over stairs storage cupboard and radiator.

### BEDROOM 2

9' 6" x 7' 9" (2.9m x 2.36m) , with window to the rear elevation and radiator.

### BEDROOM 3

12' 6" x 6' 9" (3.81m x 2.06m) , with window to the rear elevation, over stairs storage cupboard and radiator.

### OUTSIDE

To the side of the property there is a shared passageway leading to the traditional courtyard garden to the rear.

### 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](http://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

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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 £10 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 these lives and the vendors (Lessors) for whom they act as Agent 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 here in as not verified.

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



29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto: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 and 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.

