



35 Albion Crescent

Lincoln, LN1 1EB

£220,000

IN NEED OF REFURBISHMENT - SOLD AS SEEN - A two double bedroomed detached bungalow situated in this sought after location of Albion Crescent, located just off Long Leys Road and within a short walk to Lincoln West Common. There is also easy access into Lincoln City Centre, Uphill Lincoln and the A46 Bypass. Internally the property offers living accommodation briefly comprising of Kitchen, Lounge, Hallway, two Double Bedrooms and a Bathroom. Outside there are gardens to the front and rear of the property and a driveway providing off road parking and giving access to the Attached Single Garage.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln north along Yarborough Road, turn left onto Long Leys Road and then turn right onto Albion Crescent and proceed along until 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 University.



ACCOMMODATION

KITCHEN

19' 0" x 9' 0" (5.79m x 2.74m) , with two UPVC double glazed windows and door to the side elevation, UPVC double glazed door and windows to the front elevation, radiator, base unit with stainless steel sink unit and drainer, wall units and work surfaces with space for free standing cooker, plumbing for washing machine and a wall mounted gas fired central heating boiler.

LOUNGE

19' 0" x 12' 4" (5.79m x 3.76m) , with UPVC double glazed window to the front elevation and two radiators.

HALLWAY

With storage cupboard and access to the roof void.

BEDROOM 1

18' 6" x 10' 6" (5.64m x 3.2m) , with UPVC double glazed windows to the front and side elevations, built-in wardrobe and radiator.

BEDROOM 2

10' 11" x 9' 10" (3.33m x 3m) , with UPVC double glazed window to the rear elevation and radiator.

BATHROOM

8' 2" x 7' 9" (2.49m x 2.36m) , with UPVC double glazed window to the side elevation, radiator and suite to comprise of low level WC, wash hand basin and bath.

OUTSIDE

There are gardens to the front and rear of the property and a driveway providing off road parking and also gives access to the Attached Single Garage.



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

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

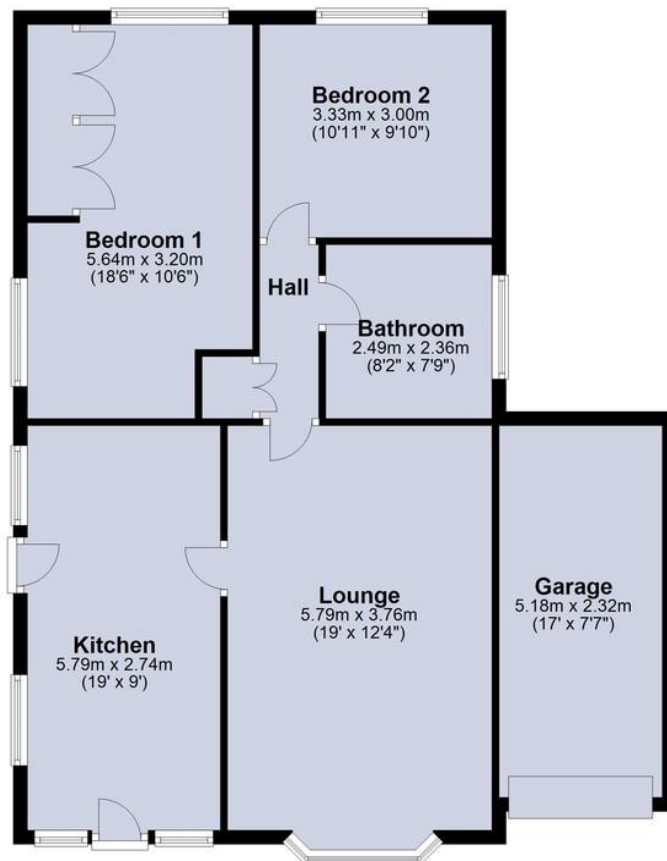
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 88.8 sq. metres (955.6 sq. feet)



Total area: approx. 88.8 sq. metres (955.6 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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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.

