



1a Bathurst Street

Lincoln, LN2 5PX

£139,950

NO ONWARD CHAIN - This is a two bedroomed detached bungalow located just off Monks Road, to the East of the Historic Cathedral and University City of Lincoln. The property does require modernisation and has internal accommodation to comprise of Lounge, Kitchen Diner, Inner Hallway, two Bedrooms and Bathroom. Outside there is gated off street parking to the front and to the rear there is a paved area.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln along Monks Road, continue along for some time and turn left on to Bathurst Street where 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.

LOUNGE

10' 10" x 16' 0" (3.32m x 4.89m) With two uPVC windows to the front, radiator and door to the Kitchen.

KITCHEN

15' 11" x 8' 11" (4.86m x 2.72m) With uPVC windows to the sides, uPVC door to the side, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven and four ring electric hob with extractor fan over, spaces for an automatic washing machine and fridge freezer, radiator and door to the Inner Hallway.

INNER HALLWAY

With uPVC door to the side, radiator and doors leading to two Bedrooms, Bathroom, Kitchen and airing cupboard housing the gas fired central heating boiler and shelving.

BEDROOM 1

10' 10" x 8' 7" (3.31m x 2.63m) With uPVC window to the rear and radiator.

BEDROOM 2

7' 3" x 11' 8" (2.23m x 3.57m) With uPVC window to the rear and radiator.

BATHROOM

6' 6" x 5' 5" (1.99m x 1.67m) With uPVC window to the side, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and tiled floor.

OUTSIDE

To the front of the property there is gated off road parking. To the rear of the property there is a paved seating area with flower beds.

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

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.

Westbay Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westbay Financial Services we will receive 30% of the fee which Westbay Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westbay Financial Services will pay between £10 and £30 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 here in as not verified.

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Ground Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



For illustration purposes only.
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 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.

