



**24 Union Road**  
Lincoln, LN1 3BJ

**£200,000**

NO ONWARD CHAIN - A fantastic opportunity to purchase a three storey mid terraced house located within this popular Uphill area of Lincoln, with views towards Lincoln Castle Walls to the rear. The property is well located and close to the shops and amenities on Burton Road, as well as being within close proximity of the Bailgate, Cathedral Quarter and Lincoln City Centre. The property is currently being utilised as a house with a separate Basement Flat, but the property could be easily renovated back into a substantial three storey family home. Internally the property has living accommodation to briefly comprise of Hallway, Lounge, Dining Room, Kitchen and First Floor Landing leading to two Bedrooms and Bathroom. The basement has a Reception Room/Bedroom, Kitchenette/Utility Room, Shower Room and separate WC. The stairway to the Basement is located off the Dining Room, which is currently boarded over. To the rear of the property there is a low maintenance gravelled garden enjoying views towards Lincoln Castle Walls. The Ground and First Floors have recently been used as a Home of Multiple Occupancy.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B (House) and A (Basement Flat).**

**LOCAL AUTHORITY – Lincoln City Council**

**TENURE – Freehold.**

**VIEWINGS –** By prior appointment through Mundys.



**DIRECTIONS** - Head North out of Lincoln up Yarborough Road and at the Burton Road roundabout take the third exit on to Burton Road. Proceed along Burton Road and turn right on to Union Road 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.



## HALLWAY

With timber door to front elevation, stairs to the First Floor Landing and radiator.

## LOUNGE

11' 2" x 10' 8" (3.4m x 3.25m) With timber window to front elevation, laminate flooring and radiator.

## DINING ROOM

13' 9" x 11' 0" (4.19m x 3.35m) With uPVC double glazed window to rear elevation, radiator and under stairs access to the basement which is currently boarded over.

## KITCHEN

9' 6" x 7' 1" (2.9m x 2.16m) With uPVC double glazed window to side elevation, uPVC double glazed window and door to rear elevation, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, space for a free standing cooker, plumbing and space for a washing machine and space for a fridge freezer.

## FIRST FLOOR LANDING

With banister rail and access to roof void.

## BEDROOM 1

13' 9" x 11' 5" (4.19m x 3.48m) With timber window to front elevation, over stairs storage cupboard and radiator.

## BEDROOM 2

11' 2" x 6' 8" (3.4m x 2.03m) With uPVC double glazed window to rear elevation, laminate flooring and radiator.

## BATHROOM

9' 0" x 6' 9" (2.74m x 2.06m) With uPVC double glazed window to rear elevation, suite to comprise of low level WC, wash hand basin and bath with electric shower over and radiator.

## BASEMENT

### RECEPTION / BEDROOM

13' 9" x 10' 7" (4.19m x 3.23m) With uPVC double glazed window to rear elevation, laminate flooring, fitted storage cupboard and radiator.

### KITCHENETTE / UTILITY

8' 0" x 4' 8" (2.44m x 1.42m) With uPVC double glazed door to side elevation, tiled flooring, fitted with a range of wall and base units with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer and space for a fridge.

### SHOWER ROOM

4' 3" x 4' 2" (1.3m x 1.27m) With tiled floor, walk-in shower cubicle and extractor fan.

### WC

4' 2" x 3' 5" (1.27m x 1.04m) With uPVC double glazed window to side elevation, tiled floor and low level WC.





## OUTSIDE

To the rear of the property there is a low maintenance gravelled garden with views towards the Lincoln Castle Walls.

### WEBSITE

Our detailed web site 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.

### REFERRED 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.

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

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby 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 556084 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.

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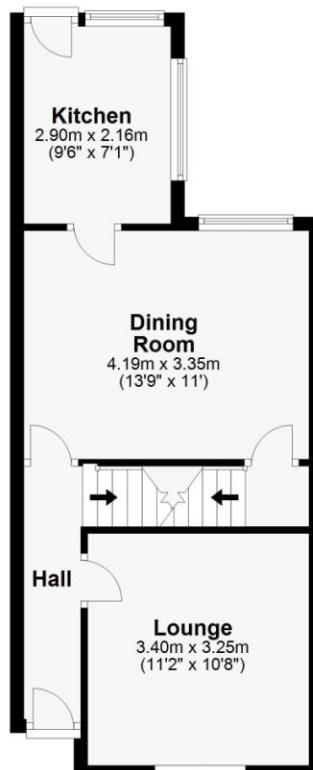
### Basement

Approx. 24.7 sq. metres (265.8 sq. feet)



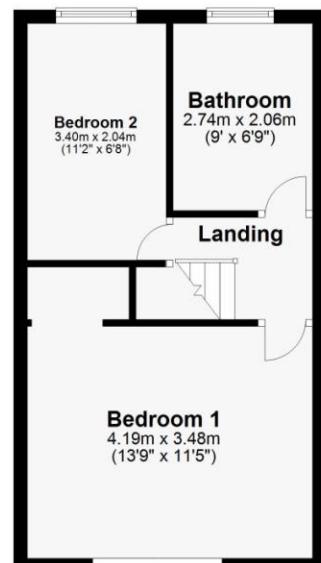
### Ground Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



### First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 96.4 sq. metres (1037.9 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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