



38 Bargate

Lincoln, LN5 8DH

£115,000

NO ONWARD CHAIN - A mid terraced house situated to the south of the city and within close proximity to the High Street and Lincoln City Centre. The internal accommodation briefly comprises of Shared Entrance Passage, Entrance Hall, two Reception Rooms, fitted Kitchen, Downstairs Bathroom and a First Floor Landing leading to three Bedrooms. Outside there is a rear yard and outside store. The property further benefits from gas central heating and some updating is required.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading south out of Lincoln along the High Street, just before the South Park roundabout turn right onto Bargate and continue along Bargate where the property can be found 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

ENTRANCE HALL

With main entrance door and stairs to the first floor.

FRONT RECEPTION ROOM

12' 11" x 11' 0" (3.94m x 3.35m) , with UPVC window to the front elevation, exposed wooden flooring and double radiator.

RECEPTION ROOM

12' 10" x 10' 9" (3.91m x 3.28m) , with UPVC window to the rear elevation, coving to ceiling, double radiator and under stairs storage area.

KITCHEN

12' 11" x 6' 5" (3.94m x 1.96m) , with fitted base and wall cupboards, tiled flooring, part tiled surround, double radiator, sink unit and drainer, Baxi gas central heating boiler and UPVC window to the side elevation.

REAR ENTRANCE

With UPVC rear entrance door and single radiator.

BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m) , with suite to comprise of bath with shower over, WC and wash hand basin, tiled flooring, part tiled surround, radiator and UPVC window to the side elevation.

FIRST FLOOR LANDING

With access to the roof void and single radiator.

BEDROOM

13' 0" x 10' 10" (3.96m x 3.3m) , with UPVC window to the rear elevation, double radiator and walk-in storage area.

BEDROOM

12' 11" x 6' 10" (3.94m x 2.08m) , with UPVC window to the front elevation and single radiator.

BEDROOM

9' 9" x 7' 1" (2.97m x 2.16m) , with UPVC window to the front elevation and double radiator.

OUTSIDE

There is a shared passageway leading to the enclosed rear yard with patio area, raised seating area and outside store.



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.

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 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

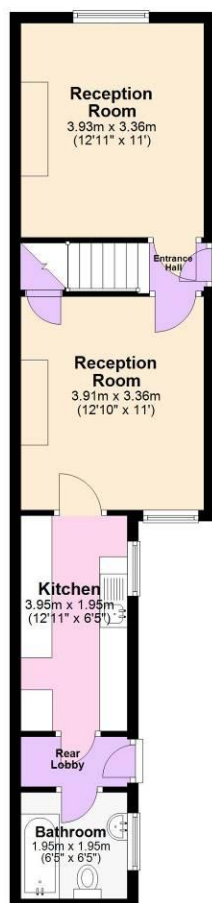
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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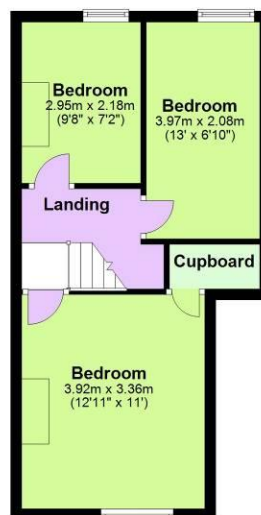
Ground Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 78.7 sq. metres (846.8 sq. feet)

For illustration purposes only.
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.

