



## 42 Ruskin Avenue

Lincoln, LN2 4BU

**£165,000**

A three bedroomed semi-detached house situated in this popular location between Wragby Road and Nettleham Road. Located to the north of the City of Lincoln and within easy access to Lincoln City Centre, Bailgate and Cathedral Quarter. Internally the property requires some modernisation and has living accommodation briefly comprising of Entrance Hallway, Lounge, Kitchen, Inner Hallway, Downstairs Bathroom and a First Floor Landing leading to three Bedrooms and a WC. The property is situated on a corner plot with gardens to the front, side and rear. The property is being sold with No Onward Chain.







**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**

Leaving Lincoln north along Nettleham Road, turn right onto Ruskin Avenue and 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

### ENTRANCE HALL

With UPVC double glazed external door to the side elevation, stairs to the first floor and under stairs storage cupboard.

### LOUNGE

13' 11" x 11' 11" (4.24m x 3.63m) , with UPVC double glazed window to the front elevation, fire surround and hearth with gas fire inset and radiator.

### KITCHEN

10' 4" x 9' 3" (3.15m x 2.82m) , with UPVC double glazed window to the rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, space for freestanding cooker, storage cupboard and a wall mounted gas fired central heating boiler.

### INNER HALLWAY

With UPVC double glazed window to the rear elevation, storage cupboard and radiator.

### BATHROOM

10' 4" x 5' 2" (3.15m x 1.57m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath, fully tiled wall and radiator.

### FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation, radiator and access to the roof void.

### W.C

5' 9" x 2' 8" (1.75m x 0.81m) , with UPVC double glazed window to the side elevation, vinyl flooring, low level WC and wash hand basin.

### BEDROOM 1

13' 11" x 11' 11" (4.24m x 3.63m) , with UPVC double glazed window to the front elevation and radiator.

### BEDROOM 2

10' 4" x 8' 9" (3.15m x 2.67m) , with UPVC double glazed window to the rear elevation and radiator.

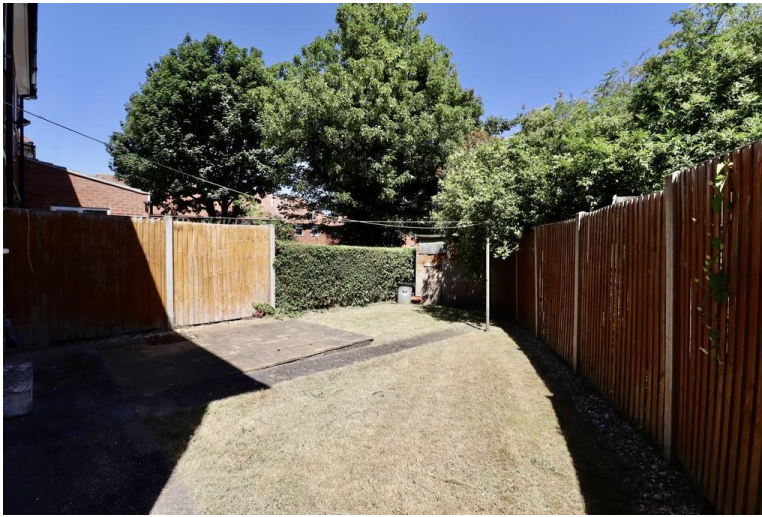
### BEDROOM 3

8' 11" x 7' 5" (2.72m x 2.26m) , with UPVC double glazed window to the rear elevation and radiator.

### OUTSIDE

To the front of the property there is a lawned garden with decorative gravelled areas leading to the side. To the rear of the property there is a further lawned garden and a patio seating area.





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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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.

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

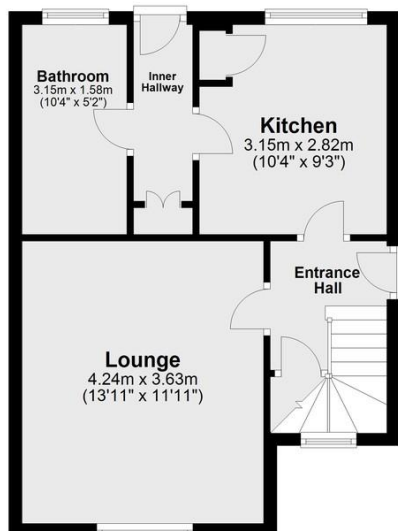
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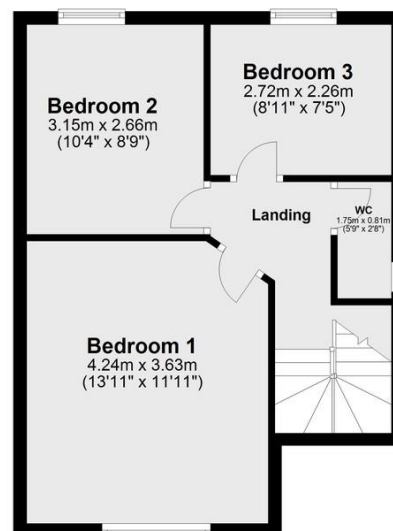
#### Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



#### First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 77.1 sq. metres (829.6 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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