



38 Dellfield Avenue

Lincoln, LN6 0PT

£89,950

NO ONWARD CHAIN - IDEALLY SUITED TO A FIRST TIME BUYER OR BUY TO LET INVESTOR - A recently refurbished two bedroomed ground floor flat situated on a corner plot with generous sized gardens to both the front and rear and a driveway providing off road parking and giving access to the Detached Single Garage. The property further benefits from a newly fitted kitchen and bathroom, redecoration and new flooring throughout. Internally the property has accommodation to comprise of Entrance Hallway, Kitchen, Lounge, two Bedrooms and Bathroom. Viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 99 Years from 25th December 1974.

Years Remaining on Lease - 51 Years (as at 2022).

Annual Ground Rent - We have been advised by the Vendor that the Ground Rent is approximately £40.00 per annum (£20 payable twice yearly).

Ground Rent Reviewed - April.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.



DIRECTIONS

Leaving Lincoln south along the A46 Bypass, at the Skellingthorpe Road roundabout turn left on to Skellingthorpe Road and turn right on to Birchwood Avenue. Proceed along and turn right on to Woodfield Avenue, turn right again on to Regent Avenue and then left on to Dellfield 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 HALLWAY

With uPVC double glazed external door to side elevation, storage area and airing cupboard housing the gas fired central heating boiler.

KITCHEN

11' 2" x 7' 4" (3.4m x 2.24m) With uPVC double glazed window to front elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, integral oven and four ring ceramic hob, plumbing and space for a washing machine, space for a fridge freezer and radiator.

LOUNGE

15' 8" x 10' 8" (4.78m x 3.25m) With uPVC double glazed window to front elevation and radiator.

BEDROOM 1

12' 0" x 10' 8" (3.66m x 3.25m) With uPVC double glazed window to rear elevation and radiator.

BEDROOM 2

10' 10" x 6' 10" (3.3m x 2.08m) With uPVC double glazed window to rear elevation and radiator.

BATHROOM

7' 10" x 6' 0" (2.39m x 1.83m) With uPVC double glazed window to side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with tiled surround and electric shower over and heated towel rail.

OUTSIDE

To the front of the property there is a generous sized lawned garden with access leading to the entrance hallway door and to the rear of the property with a further lawned garden. The property further benefits from a driveway providing off road parking and a Detached Single Garage to the side.





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

SMS & 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.

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

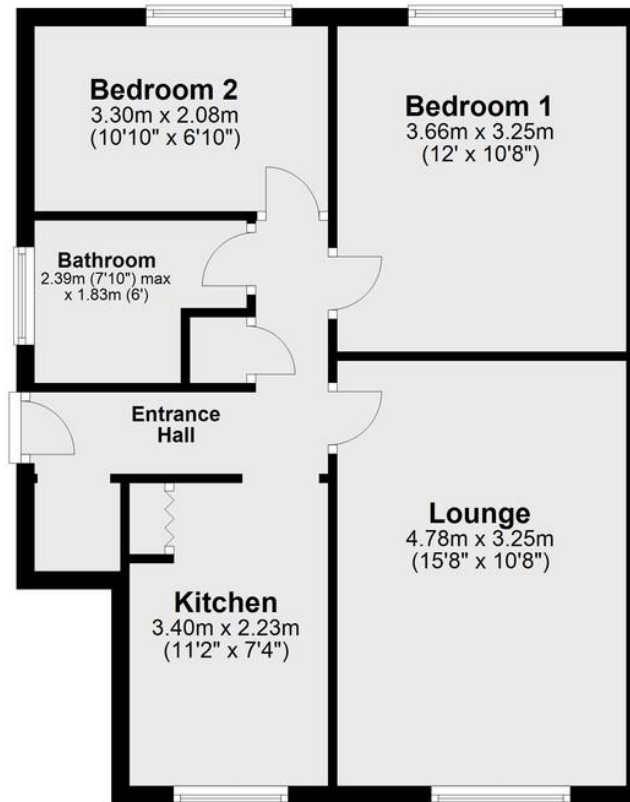
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



Total area: approx. 54.2 sq. metres (583.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's 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.

