



9 Foster Street

Lincoln, LN5 7QE

Offers Over £225,000

A larger than average four bedroomed, double bay fronted, mid terraced house situated just off the Lincoln High Street. The property is well-located for a local range of shops and facilities along the High Street, as well as being within easy walking distance to Lincoln City Centre, Lincoln Train station and Lincoln University. Internally the property offers spacious living accommodation briefly comprising of Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Shower Room and a First Floor Landing leading four Bedrooms and Large Bathroom. Outside there is a courtyard garden to the rear.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along Lincoln High Street, turn right onto Foster Street and the property can be located on the right 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

LOUNGE

11' 6" x 11' 6" (3.51m x 3.51m)

DINING ROOM

11' 6" x 11' 7" (3.51m x 3.53m)

KITCHEN

10' 1" x 11' 7" (3.07m x 3.53m)

UTILITY ROOM

10' 1" x 8' 7" (3.07m x 2.62m)



SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM 1

10' 3" x 15' 1" (3.12m x 4.6m)

BEDROOM 2

11' 5" x 11' 11" (3.48m x 3.63m)

BEDROOM 3

11' 7" x 6' 7" (3.53m x 2.01m)

BEDROOM 4

8' 0" x 9' 1" (2.44m x 2.77m)



BATHROOM

10' 2" x 11' 6" (3.1m x 3.51m)

OUTSIDE

NOTE - Please note the photos were taken prior to the start of the tenancy.





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, 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.

CMH 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.

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

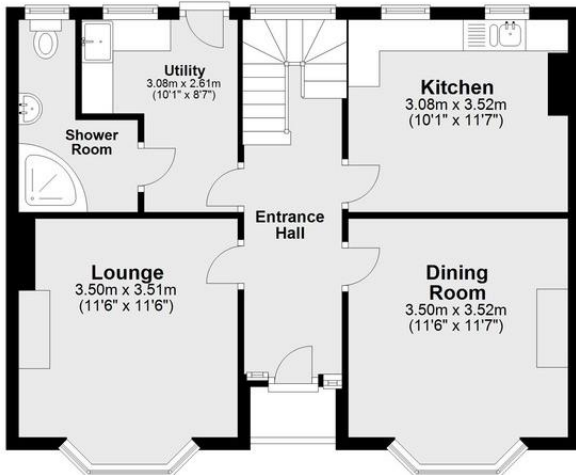
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 herein as not verified.

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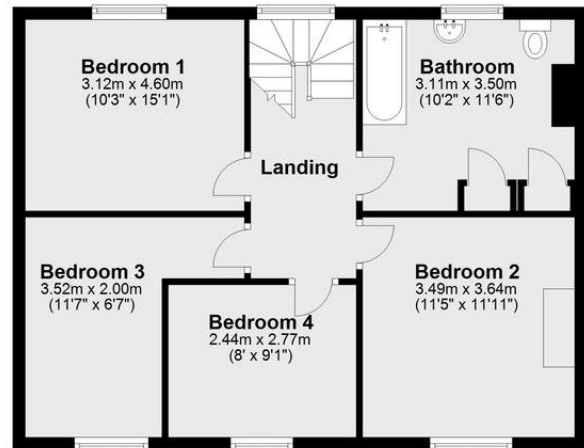
Ground Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



Total area: approx. 117.2 sq. metres (1261.0 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

