



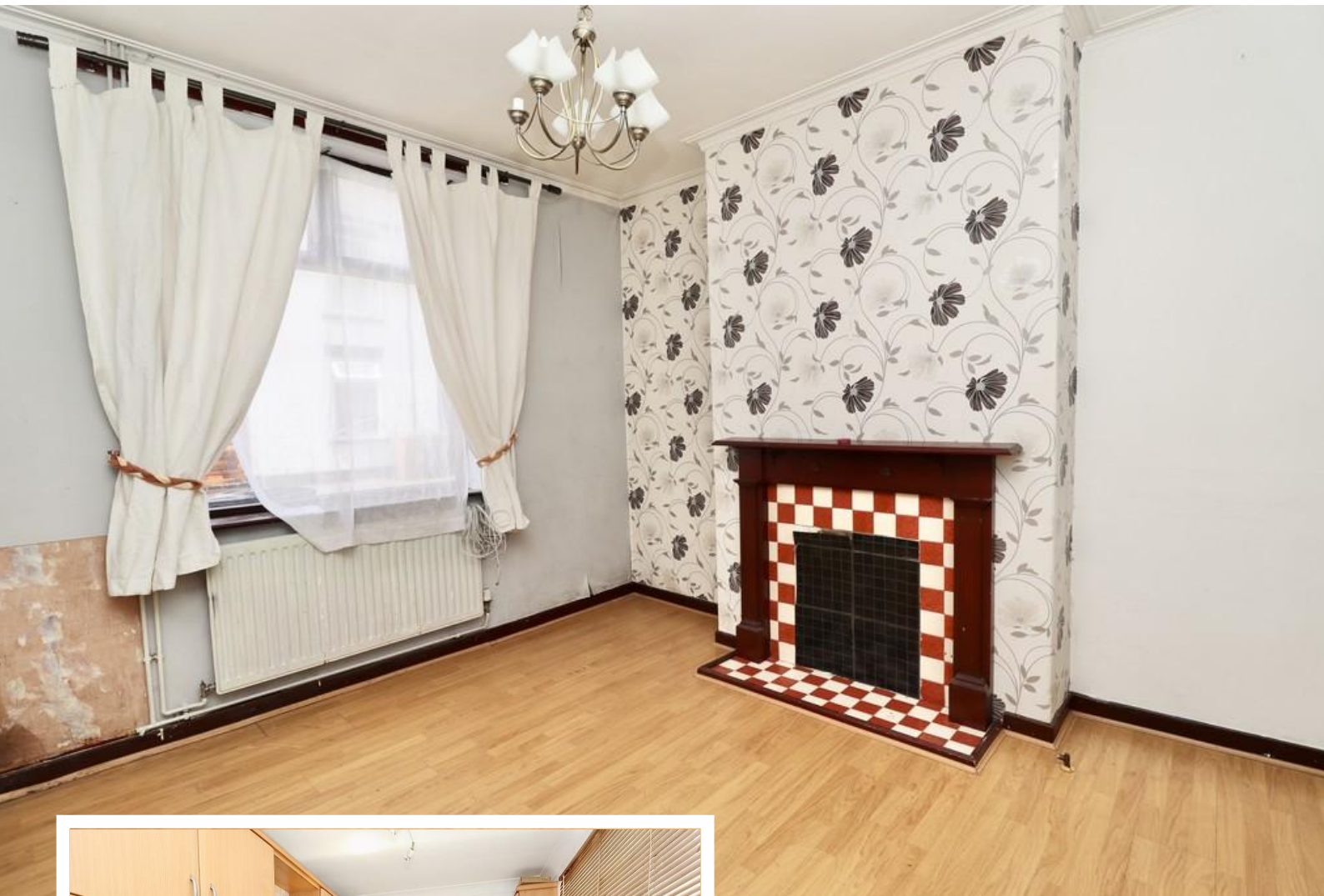
107 St. Andrews Street

Lincoln, LN5 7UE

£124,000

IN NEED OF MODERNISATION! A three bedroomed mid-terraced house situated within walking distance to a local range of shops and facilities along Lincoln High Street and close to Lincoln City Centre. Internally the property offers living accommodation briefly comprising of Hallway, Lounge, Dining Room, Kitchen, Rear Entrance, Bathroom and a First Floor Landing leading to three Bedrooms. Outside there is a courtyard garden to the rear with an outbuilding. 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 south along the High Street, turn left onto Scorer Street and then left onto St. Andrews Street where 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

HALL

With timber door to the side elevation.

LOUNGE

12' 5" x 11' 10" (3.78m x 3.61m) , with timber window to the front elevation and radiator.

DINING ROOM

12' 6" x 11' 4" (3.81m x 3.45m) , with UPVC double glazed window to the rear elevation and radiator.

KITCHEN

9' 11" x 6' 8" (3.02m x 2.03m) , with UPVC double glazed window to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over and tiled splashbacks, stainless steel sink unit and drainer, space for freestanding cooker, plumbing and spaces for washing machine and dishwasher.

REAR ENTRANCE

With timber door to the side elevation and cupboard space housing the gas fired central heating boiler.

BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m) , with UPVC double glazed window to the side elevation, suite to comprise of low level WC, wash hand basin and bath and radiator.

FIRST FLOOR LANDING

With radiator and access to the roof void.



BEDROOM 1

11' 10" x 11' 5" (3.61m x 3.48m) , with timber window to the rear elevation, over stairs storage cupboard and radiator.

BEDROOM 2

9' 4" x 8' 6" (2.84m x 2.59m) , with timber window to the front elevation and radiator.

BEDROOM 3

13' 4" x 6' 2" (4.06m x 1.88m) , with timber window to the front elevation and radiator.

OUTSIDE

To the rear of the property there is a courtyard garden with an outbuilding.



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

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.

Westaby Financial Services 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

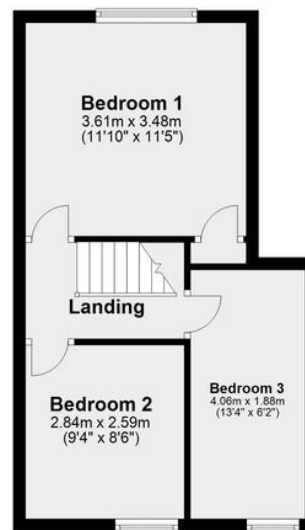
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 41.5 sq. metres (446.2 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 74.5 sq. metres (801.7 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 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.

