



9 Aldergrove Crescent

Lincoln, LN6 0SJ

£189,950

A Two Bedroom Detached Bungalow positioned in this popular location just off Birchwood Avenue to the south of Lincoln on Aldergrove Crescent. The property does require modernisation inside and out but offers living accommodation to comprise of; Entrance Porch, Fitted Cupboards, Bay-Fronted Lounge, Fitted Kitchen, Bathroom, Two Bedrooms and a Detached Garage. Outside, there are gardens to the front and rear with a driveway to the side. The property is being sold with NO CHAIN, Gas Central Heating and uPVC Double Glazing.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Skellingthorpe Road, turn left onto Birchwood Avenue, then right onto Aldergrove Crescent, where 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 PORCH

With door to the front, door to a fitted cupboard and Lounge.

LOUNGE

16' 7" x 13' 5" (5.07m x 4.09m) With walk-in bay window to the front, radiator, door to the Kitchen and Inner Hallway.

KITCHEN

12' 5" x 7' 10" (3.80m x 2.41m) With uPVC window and door to the side aspect, fitted with a range of base units and drawers with work surfaces over, sink and drainer with mixer tap above, space for automatic washing machine, fridge and freezer, integral double oven and grill with four ring gas hob and a radiator.

FAMILY BATHROOM

5' 7" x 5' 5" (1.72m x 1.67m) With uPVC window to the side, suite to comprise of; bath, wash hand basin, WC, partly-tiled walls, chrome towel radiator and electric heater.

BEDROOM 1

13' 9" x 10' 1" (4.20m x 3.09m) With uPVC window to the rear, radiator and fitted cupboard.

BEDROOM 2

7' 9" x 8' 9" (2.38m x 2.67m) With uPVC window to the rear and radiator.

GARAGE

17' 9" x 8' 2" (5.42m x 2.49m) With up-and-over door to the front and window to the side.

OUTSIDE

To the front of the property, there are flowerbeds with decorative gravelled beds and paved areas, driveway to the side providing parking for vehicles and giving vehicular access to the Garage. To the rear of the property, there is a lawned garden, flowerbeds and paved areas.





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.

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

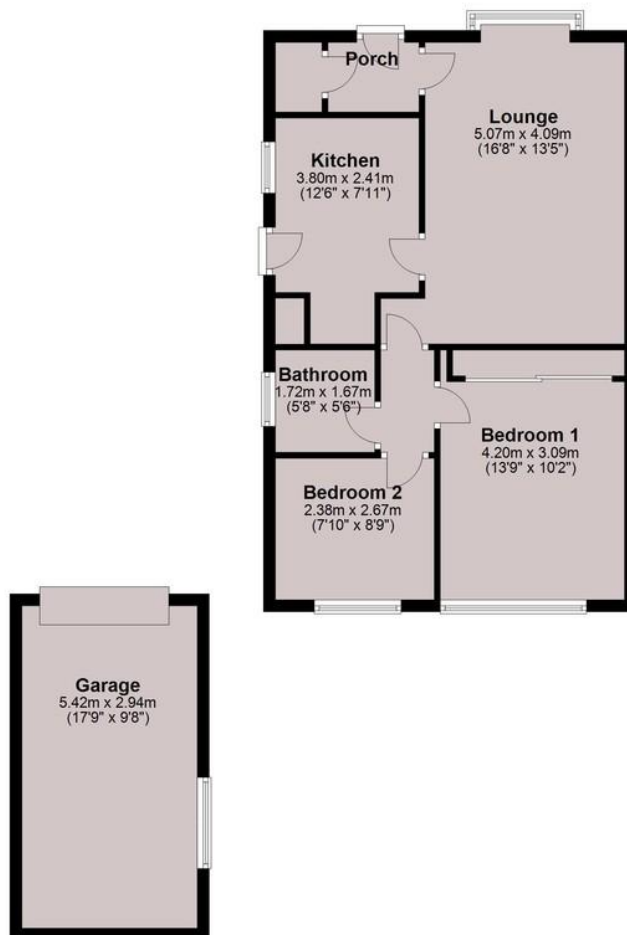
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 71.1 sq. metres (765.4 sq. feet)



Total area: approx. 71.1 sq. metres (765.4 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.

