



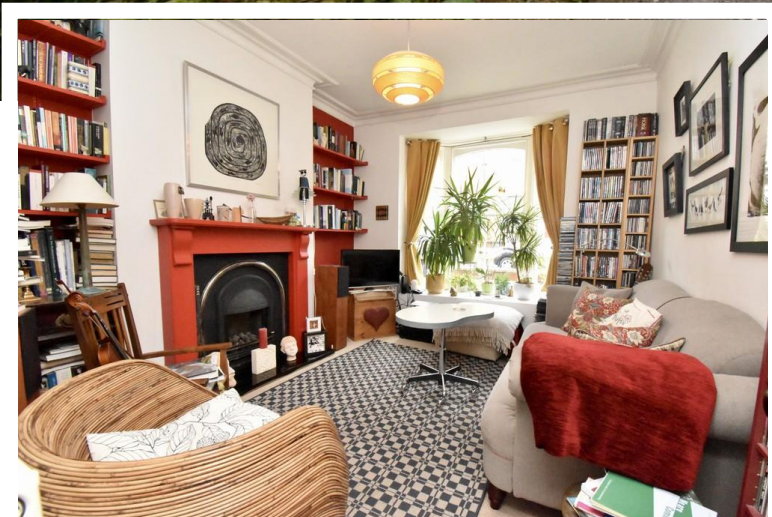
21 Arboretum Avenue

Lincoln, LN2 5JE

£169,950

This is a beautifully presented two bedroomed, bay fronted, mid-terraced property located to the East of the Historic Cathedral and University City of Lincoln. The property retains many original features and offers internal accommodation to comprise of Private Hallway with storage area and door to the rear garden, Inner Hallway, bay fronted Lounge, Dining Room, Kitchen and First Floor Landing leading to two Bedrooms and newly fitted Bathroom. Outside there is a garden to the rear.





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

Head out of Lincoln on Monks Road and turn left on to Arboretum Avenue where the property can be located on the left hand side.

LOCATION

The property is situated just off Monks Road to the East of the City of Lincoln, therefore having easy access to Lincoln City Centre and the Train Station, Lincoln County Hospital and the Uphill area of Lincoln. 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.

PRIVATE HALLWAY

With door to the front and doors to the Storage Area and Inner Hallway

STORAGE AREA

With door to the rear garden.

INNER HALLWAY

With stairs to the First Floor Landing with storage below and doors leading to the Lounge and Dining Room.



LOUNGE

12' 2" x 10' 9" (3.71m x 3.29m) With walk-in bay window to the front, gas fire, radiator, coving and ceiling rose.

DINING ROOM

12' 2" x 10' 11" (3.72m x 3.33m) With wooden sash window to the rear, radiator, gas fire, coving to ceiling and doorway leading to the Kitchen.

KITCHEN

18' 9" x 5' 10" (5.72m x 1.78m) With wooden window and uPVC door to the side, uPVC window to the rear, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap, integral double oven and grill with four ring gas hob and extractor fan over, integral dishwasher, space for an automatic washing machine and radiator.



FIRST FLOOR LANDING

6' 2" x 13' 8" (1.89m x 4.17m) With access to roof void and doors to two Bedrooms and Bathroom.

BATHROOM

12' 4" x 5' 5" (3.78m x 1.66m) With window to the rear, suite to comprise of WC, wash hand basin and bath with shower over, partly tiled walls, towel radiator, tiled flooring and airing cupboard housing the hot water cylinder.



BEDROOM 1

12' 2" x 14' 0" (3.73m x 4.27m) With two windows to the front, coving to ceiling and radiator.

BEDROOM 2

12' 4" x 8' 0" (3.76m x 2.46m) With window to the rear, coving to ceiling and radiator.



OUTSIDE

There is a small courtyard garden to the front. To the rear there is a yard with seating area and flower beds.

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.

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



Total area: approx. 92.0 sq. metres (990.5 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 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.

