



40 Richmond Road

Lincoln, LN1 1LQ

£225,000

An Edwardian mid-terraced house incorporating many original features and situated in this sought after west end location, within walking distance to the City Centre, Uphill Lincoln and West Common. The property benefits from gas central heating, front forecourt and a rear garden. The extensive and flexible living accommodation briefly comprises of Private Entrance Hall, Three Reception Rooms, Cloakroom, Kitchen, Utility Area, Storage Area and First Floor Landing leading to Four Bedrooms and Bathroom. The property is an ideal family home or investment property and is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln via West Parade, going straight across at the traffic lights at the junction with The Avenue, turn right onto Hampton Street and right again onto Richmond Road 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 College.





ACCOMMODATION

MAIN ENTRANCE HALL

With main entrance door, coving to ceiling and picture rail.

FRONT RECEPTION ROOM

4.44m (into bay) x 3.43m (14'7 (into bay) x 11'3) , with UPVC bay window to front elevation, feature period fireplace and surround, single radiator, coving to ceiling and picture rail.

SECOND RECEPTION ROOM

14'10 x 13'3 (4.52m x 4.04m) , with feature fireplace and gas fire, coving to ceiling, picture rail, double radiator, telephone point and sash window to rear elevation. Inner Hallway With stairs rising to first floor landing, under stairs storage area and single radiator.



THIRD RECEPTION ROOM

10'5 x 9'5 (3.18m x 2.87m) , with sash window to side elevation, side entrance door, single radiator, feature period fireplace and fitted cupboards into alcove.

CLOAKROOM

With fitted WC and washbasin, radiator, sash window to side elevation, fitted shelving and boiler cupboard housing the Worcester gas central heating boiler.

KITCHEN

9'3 x 7'3 (2.82m x 2.21m) , fitted with a range of base and wall cupboards, drawers and work surfaces, sink unit and drainer, fitted electric oven and hob, double radiator, part tiled surround, sash window to side elevation and side entrance door.

UTILITY AREA

With window to side elevation and plumbing for washing machine.

STORAGE AREA

2.67m x 1.85m (8'9 x 6'1), with sky light.

FIRST FLOOR LANDING

With large sash window to side elevation, walk in storage cupboard and access to roof void.



BEDROOM 1

11'3 x 10'10 (3.43m x 3.30m) , with sash window to rear elevation, feature period fireplace, single radiator and picture rail.

BEDROOM 2

11'2 x 7'11 (3.40m x 2.41m) , with UPVC sash window to front elevation and single radiator.

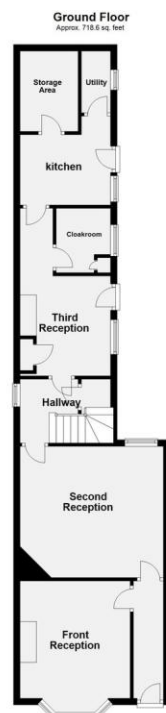
BEDROOM 3

9'8 x 9'5 (2.95m x 2.87m) , with sash window to rear elevation and single radiator.

BEDROOM 4

11'1 x 6'5 (3.38m x 1.96m) , with UPVC sash window to front elevation, picture rail and single radiator.





Total area: approx. 1309.0 sq. feet
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
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Plan produced using Planity.

BATHROOM

With suite to comprise bath with shower over, WC and wash basin, part tiled surround, single radiator and UPVC window to side elevation.

OUTSIDE

To the front of the property there is a forecourt incorporating a flower border. There is a shared passageway leading to the rear yard and garden. Rear garden with raised garden area with a variety of shrubs.

DISCLAIMER

Please note that the vendor is a consultant at Mundys.

WEBSITE

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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.

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