

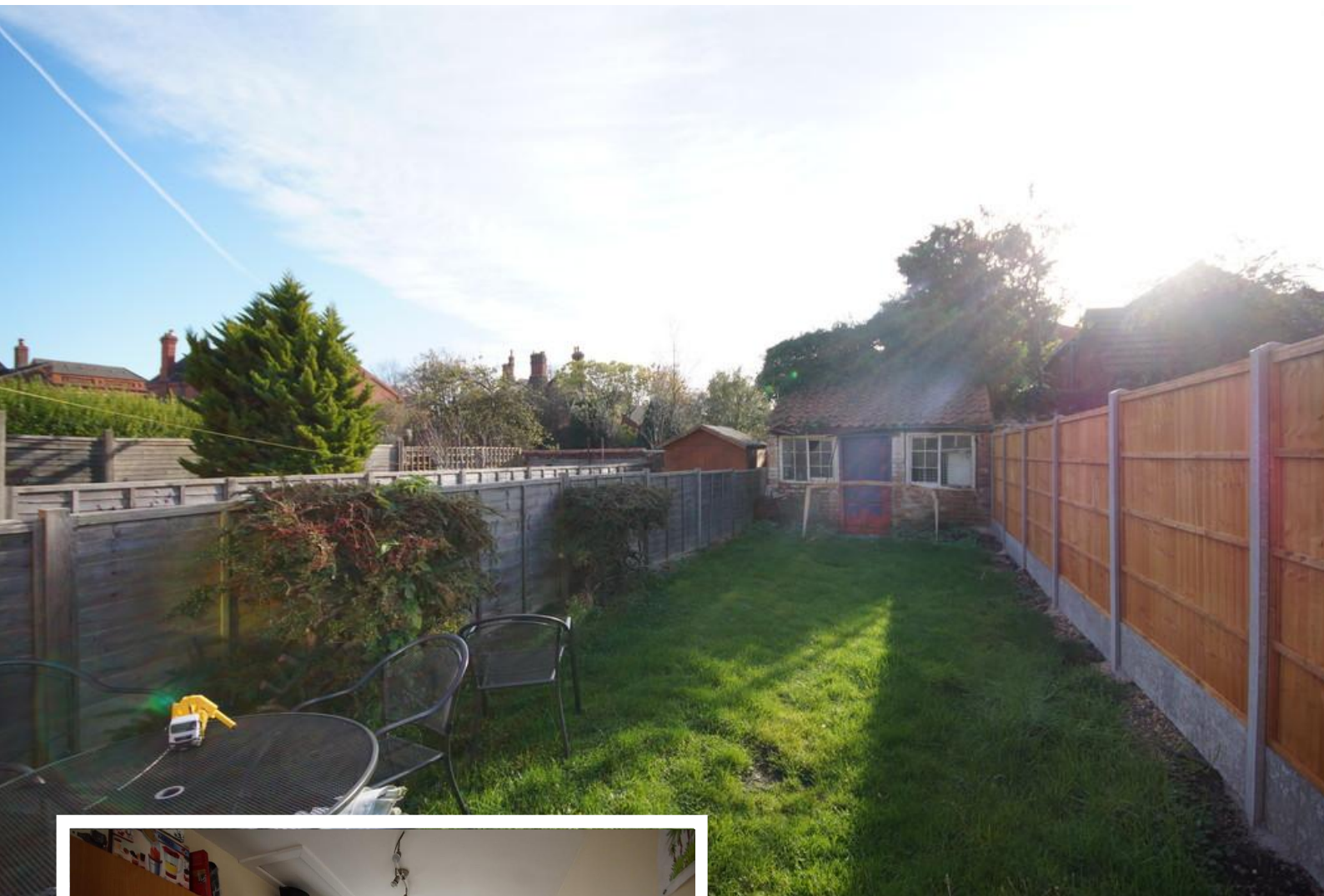


15 Turner Street Lincoln

£110,000

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID PRICE £110,000 PLUS RESERVATION FEE.- IDEAL INVESTMENT OPPORTUNITY CURRENTLY LET OUT FOR £600 PCM - This is a two bedroomed mid terrace property positioned in this popular uphill location just off Burton Road. The property has internal accommodation to comprise of Lounge, Inner Hallway, Dining Room, Breakfast Kitchen and First Floor Landing leading to two Bedrooms and Bathroom. Outside there is on street parking to the front and an extensive garden to the rear. Viewing of the property is recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold. Sold with tenants in situ.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Burton Road, turn onto Upper Long Leys Road, turn onto Mill Road and then turn onto Turner Street where the property can be located.

LOCATION

Located to the north of Lincoln, just off Burton Road and close to a wide range of local facilities including schools, shops and public houses. There are regular bus service into the City Centre.



LOUNGE

11' 3" x 11' 4" (3.43m x 3.45m) , with UPVC window and door to the front aspect, radiator and decorative fireplace, fitted storage cupboard to the side and door to the inner hallway.

INNER HALLWAY

With stairs to the first floor landing and door to the dining room.

DINING ROOM

11' 9" x 11' 2" (3.58m x 3.4m) , with UPVC window to the rear aspect, under stairs storage cupboard, fitted storage cupboard, archway to the kitchen and radiator.



BREAKFAST KITCHEN

20' 3" x 6' 7" (6.17m x 2.01m) , with UPVC window to the rear aspect, UPVC window and door to the side aspect, tiled flooring fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven and four ring gas hob with extraction above, spaces for automatic washing machine, tumble dryer and fridge freezer, wall mounted units with complementary tiling below, radiator and original fireplace.

FIRST FLOOR LANDING

With access to the roof void and doors to two bedrooms and bathroom.



BEDROOM 1

11' 7" x 11' 2" (3.53m x 3.4m) , with UPVC window to the front aspect, radiator and over stairs storage cupboard.

BEDROOM 2

11' 4" x 6' 9" (3.45m x 2.06m) , with UPVC window to the rear aspect and radiator.

BATHROOM

8' 4" x 8' 0" (2.54m x 2.44m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.



OUTSIDE

To the front of the property there is on street parking. To the rear of the property there is a paved area and an extensive lawned garden with outbuilding.



AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the Vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by East Midlands Property Auction powered by iam-sold Ltd.

TO VIEW OR MAKE A BID - Contact Mundys on 01522 510044 or visit www.agentauctionpage.co.uk

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 in to one of our offices or visit our website for more details.

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 510088 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 these 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

