



## 25 Scorer Street

Lincoln, LN5 7XE

**£92,500**

A two bedroomed mid terraced house situated to the south of the historic Cathedral University City of Lincoln. The property is within a short walk of local shops and amenities along the High Street and close to Lincoln University. The property has been recently redecorated and re-carpeted upstairs and benefits from UPVC double glazing and gas central heating. Internally the property has accommodation briefly comprising of Lounge, Inner Lobby, Dining Room, Kitchen and First Floor Landing leading to Two Bedrooms and Bathroom. Outside there is a traditional courtyard garden.



## SERVICES

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

## DIRECTIONS

Proceed south out of Lincoln City Centre along the High Street, turn left onto Scorer Street and the property can be located on 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 College.

## ACCOMMODATION

### LOUNGE

11' 4" x 11' 4" (3.45m x 3.45m), with UPVC double glazed door and window to the front elevation, laminate flooring, radiator and door into inner lobby.

### INNER LOBBY

With stairs to the first floor and opening into dining room.

### DINING ROOM

11' 4" x 11' 4" (3.45m x 3.45m), with UPVC double glazed window the rear elevation, laminate flooring, radiator and door to kitchen.

### KITCHEN

10' 7" x 5' 9" (3.23m x 1.75m), with UPVC double glazed door and window to the side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral oven, four ring electric hob, space for fridge and plumbing for washing machine.

### FIRST FLOOR LANDING

With doors to two bedrooms and bathroom and radiator.

### BEDROOM 1

11' 5" x 11' 3" (3.48m x 3.43m), with UPVC double glazed window to the front elevation, over stairs storage cupboard and radiator.

### BEDROOM 2

11' 4" x 8' 0" (3.45m x 2.44m), with UPVC double glazed window to the rear elevation and radiator.

### BATHROOM

10' 4" x 5' 9" (3.15m x 1.75m), with UPVC double glazed window side elevation, suite to comprise of low level WC, wash hand basin and bath, partly tiled walls, radiator and airing cupboard housing the wall mounted gas fired central heating boiler.

### OUTSIDE

To the rear of the property there is a traditional courtyard garden with hardstanding area and lawned garden.

#### WEBSITE

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#### 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

Move with Us and Sell/Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 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 are for their own use 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 your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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