



## 55 Marjorie Avenue

Lincoln, LN6 7SD

**£182,500**

This is a two bedroomed detached bungalow positioned in this popular location close to Lincoln City Centre. The property requires slight modernisation and offers internal accommodation to comprise of Front Entrance, Lounge with bay window, Kitchen, Bathroom and Two Bedrooms with fitted wardrobes. Outside there are easy maintenance gravelled gardens to the front and rear, gated driveway to the side providing off road parking and giving access to the garage. The property 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**

From the High Street turn right onto Dixon Street and then left onto Boultham Park Road and then turn left again onto Marjorie Avenue where the property can be located.

**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

### FRONT ENTRANCE

With UPVC door to the front aspect and door to lounge.

### LOUNGE

12' 0" x 14' 5" (3.68m x 4.41m) , with UPVC window to the front aspect, UPVC window to the side aspect, radiator, electric fire with decorative surround, centre fan and light and door to front entrance.

### KITCHEN

8' 8" x 10' 8" (2.66m x 3.26m) With UPVC window to the front aspect, UPVC door to the side aspect, fitted with base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap above, spaces for a cooker and automatic washing machine, wall mounted cupboards with complementary tiling below and radiator.

### INNER HALLWAY

With doors to two bedrooms, bathroom, kitchen and airing cupboard, radiator and access to the roof void.

### BEDROOM 1

9' 9" x 12' 0" (2.98m x 3.67m) , with UPVC window to the rear aspect, radiator and fitted wardrobes.

### BEDROOM 2

10' 8" x 8' 11" (3.26m x 2.72m) , with UPVC double doors to the rear aspect, radiator and fitted wardrobes.

### BATHROOM

6' 6" x 5' 6" (1.99m x 1.68m) , with UPVC window to the side aspect, suite to comprise of bath with shower attachment, WC and wash hand basin, radiator and partly tiled walls.

### OUTSIDE

There are decorative gravelled beds and paved areas to the front and a gated driveway to the side providing off road parking and giving access to the garage. To the rear of the property there is a paved seating area, decorative gravelled beds and shed.

### GARAGE

19' 7" x 9' 2" (5.99m x 2.81m) , with electric up and over door to the front aspect, window and door to the side aspect, power and lighting.



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Move with Us and Sils and 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 Sils & 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.

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#### 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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## Ground Floor



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