



1 Eastbrook Road

Lincoln, LN6 7ER

**Offers Over
£110,000**

NO ONWARD CHAIN / CASH BUYERS ONLY - A well presented two bedroomed ground floor flat situated in this popular location to the South of the City of Lincoln and within a short walk to local shops along Tritton Road and there is easy access into Lincoln City Centre and North Hykeham. Internally the property offers living accommodation to briefly comprise of Entrance Hallway, Lounge, Kitchen, two Bedrooms and Shower Room. The property is situated on a corner plot with gardens to the front and rear, whilst also having the benefit of a driveway providing off road parking and a Single Garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln South on Newark Road, turn right onto Doddington Road then right onto Eastbrooke Road, bare left and continue along Eastbrooke Road and the property can be located on the 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.

ENTRANCE HALLWAY

With uPVC double glazed external door to side elevation, radiator, three storage cupboards and doors leading to two Bedrooms, Lounge, Kitchen and Shower Room.

LOUNGE

15' 0" x 11' 9" (4.57m x 3.58m) With uPVC double glazed window to front elevation, fire surround with electric fire inset and radiator.

KITCHEN

11' 9" x 6' 2" (3.58m x 1.88m) With uPVC double glazed window to front elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, 1 1/2 bowl stainless steel sink unit and drainer, integral oven and four ring gas hob with extractor fan over, plumbing and space for a washing machine and dishwasher and gas fired central heating boiler.



BEDROOM 1

13' 7" x 9' 9" (4.14m x 2.97m) With uPVC double glazed window to rear elevation and radiator.

BEDROOM 2

10' 1" x 8' 7" (3.07m x 2.62m) With uPVC double glazed window to rear elevation and radiator.



SHOWER ROOM

8' 2" x 6' 9" (2.49m x 2.06m) With uPVC double glazed window to side elevation, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle with mermaid boarding and heated towel rail.



OUTSIDE

The property is situated on a corner plot. There is a lawned garden to the front of the property with flower beds and a range of plants, shrubs and trees. A path leads to the rear of the property and a decorative gravelled seating area. The property also has the benefit of a driveway providing off road parking and giving access to a Single Garage.



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

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.

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

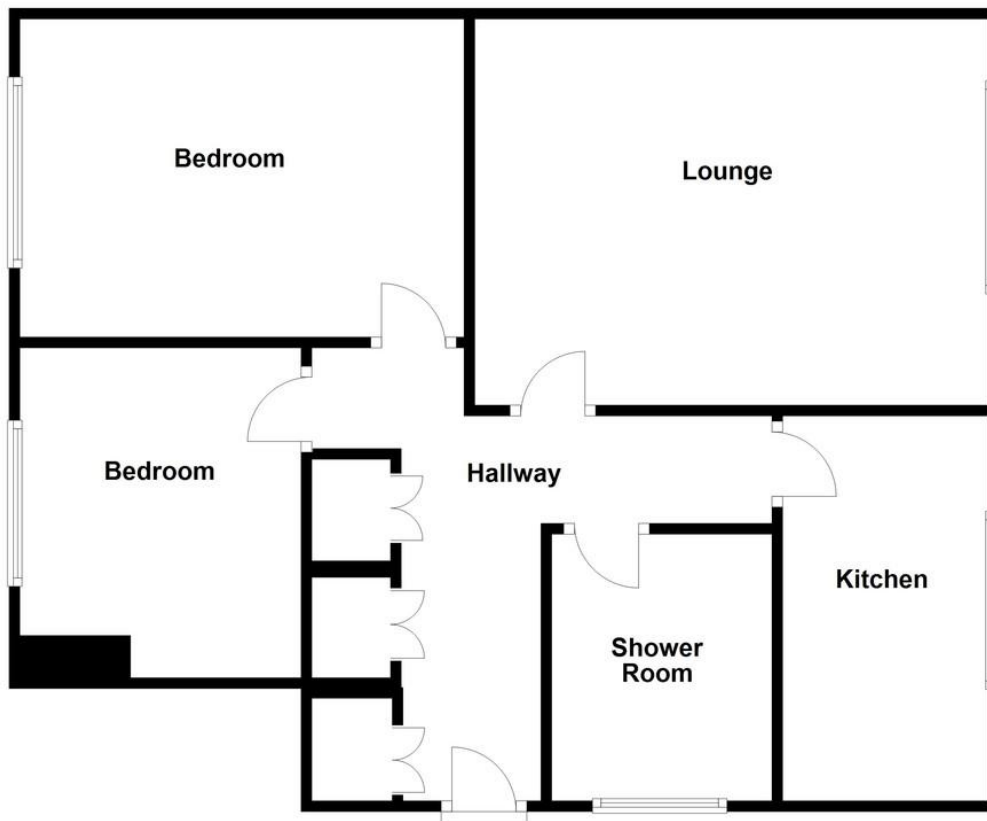
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 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 herein as not verified.

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Ground Floor

Approx. 675.4 sq. feet



Total area: approx. 675.4 sq. feet

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.

