



19 Hood Street

Lincoln, LN5 7XB

£120,000

NO ONWARD CHAIN - A three bedroomed mid terraced house situated within a short walk to Lincoln High Street, the City Centre and Lincoln Central Train Station. Internally the property has been recently redecorated throughout and has new flooring in the Dining Room, newly fitted Kitchen, Rear Lobby and the Shower Room. Internally the property offers living accommodation to briefly comprise of Entrance Hallway, Lounge, Dining Room, Kitchen, Rear Lobby, downstairs Shower Room and First Floor Landing leading to three Bedrooms. Outside there is a shared passageway leading to a courtyard garden to the rear. The property is ideally suited for a First Time Buyer or a Buy to Let Investor.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading South out of Lincoln along the High Street, turn left on to Portland Street, right on to Sincil Bank and then left on Hood Street where 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 door to the Shared Passage, stairs to the First Floor Landing and doors leading to the Lounge and Dining Room.

LOUNGE

11' 2" x 11' 1" (3.4m x 3.38m) With uPVC double glazed window to the front elevation, storage cupboard and radiator.

DINING ROOM

12' 2" x 11' 2" (3.71m x 3.4m) With uPVC double glazed window to the rear elevation, built-in cupboard, under stairs storage cupboard, radiator, fireplace with surround and door to the Kitchen.



KITCHEN

12' 9" x 6' 1" (3.89m x 1.85m) With uPVC double glazed window and door to the side elevation, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, breakfast bar, stainless steel sink unit and drainer, free standing cooker, space for fridge, fitted shelving and opening to the Rear Lobby.

REAR LOBBY

With uPVC double glazed window to side elevation, plumbing and space for a washing machine, radiator and door to the Shower Room.



SHOWER ROOM

6' 8" x 6' 1" (2.03m x 1.85m) With uPVC double glazed window to the side elevation, laminate flooring, suite to comprise of newly fitted shower cubicle with tiled surround, low level WC and wash hand basin with tiled splash-back and heated towel rail.

FIRST FLOOR LANDING

With banister rail, access to roof void, radiator and doors to three Bedrooms.

BEDROOM 1

12' 2" x 11' 1" (3.71m x 3.38m) With uPVC double glazed window to the rear elevation, over stairs storage cupboard and radiator.

BEDROOM 2

8' 5" x 7' 5" (2.57m x 2.26m) With uPVC double glazed window to the front elevation and radiator.

BEDROOM 3

11' 2" x 6' 8" (3.4m x 2.03m) With uPVC double glazed window to the front elevation and radiator.





OUTSIDE

There is a shared Entrance Passage leading to the traditional courtyard garden to the rear with raised gravelled borders and garden shed.

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 whether it is being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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 themselves and the vendors (Lessors) for whom they act as Agents give notice that:

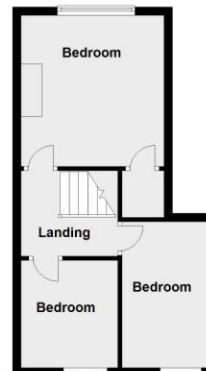
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 445.7 sq. feet



First Floor
Approx. 346.3 sq. feet



Total area: approx. 795.0 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 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.

