



## 4 Iris Crescent

Lincoln, LN1 1AZ

**£167,500**

A well-presented modern mid-town house situated within this popular modern housing development located just off Carholme Road, within a short walk to Lincoln West Common and Lincoln City Centre. Internally the property offers living accommodation to comprise of Lounge Diner, Cloakroom, Kitchen and First Floor Landing leading to two double Bedrooms and Bathroom. Outside to the rear there is a lawned garden with a patio seating area and garden shed. There is an allocated parking space for the front. Viewing of the property is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**TENURE** - Freehold.

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

#### **DIRECTIONS**

Leaving Lincoln west along Carholme Road, turn left onto Angelica Road, left again onto Iris Crescent 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.





## ACCOMMODATION

### LOUNGE DINER

20' 0" x 12' 8" (6.1m x 3.86m) , with composite double glazed external door and UPVC double glazed window to the front elevation, stairs to the first floor, two radiators, under stairs storage cupboard and doors to kitchen and cloakroom.

### CLOAKROOM

With low level WC, wash hand basin, radiator and extractor fan.

### KITCHEN

11' 6" x 8' 4" (3.51m x 2.54m) , with composite double glazed door and UPVC double glazed window to the rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, 1 1/2 bowl stainless steel sink unit and drainer with mixer tap, integral oven, four ring gas hob with extractor fan over, space for fridge freezer, plumbing and space for washing machine and radiator.

### FIRST FLOOR LANDING

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

### BEDROOM 1

12' 9" x 12' 8" (3.89m x 3.86m) , with UPVC double glazed window to the front elevation, storage cupboard and radiator.

### BEDROOM 2

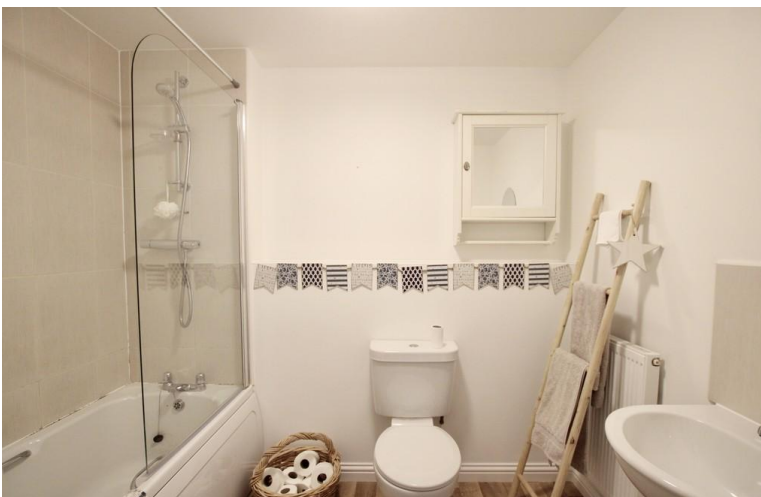
12' 8" x 10' 2" (3.86m x 3.1m) , with UPVC double glazed window to the rear elevation and radiator.

### BATHROOM

8' 1" x 5' 9" (2.46m x 1.75m) , with vinyl flooring, suite to comprise of low level WC, wash hand basin, bath with mains shower over, partly tiled walls and radiator.

### OUTSIDE

To the front of the property there is an allocated parking space. To the rear of the property there is a lawned garden with a patio seating area and garden shed.





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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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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**

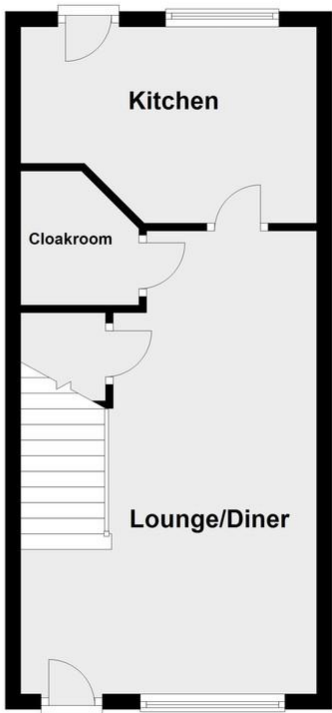
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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:

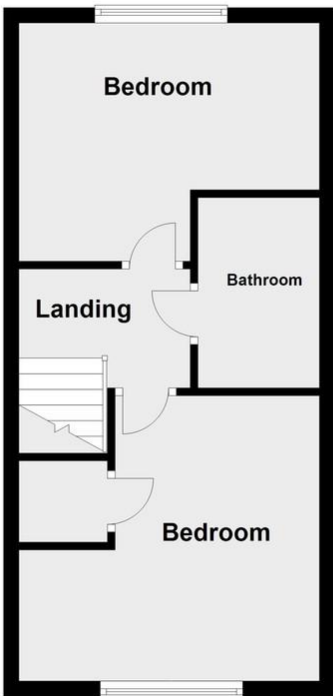
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**Ground Floor**  
Approx. 362.5 sq. feet



**First Floor**  
Approx. 363.1 sq. feet



Total area: approx. 725.6 sq. feet

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

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