

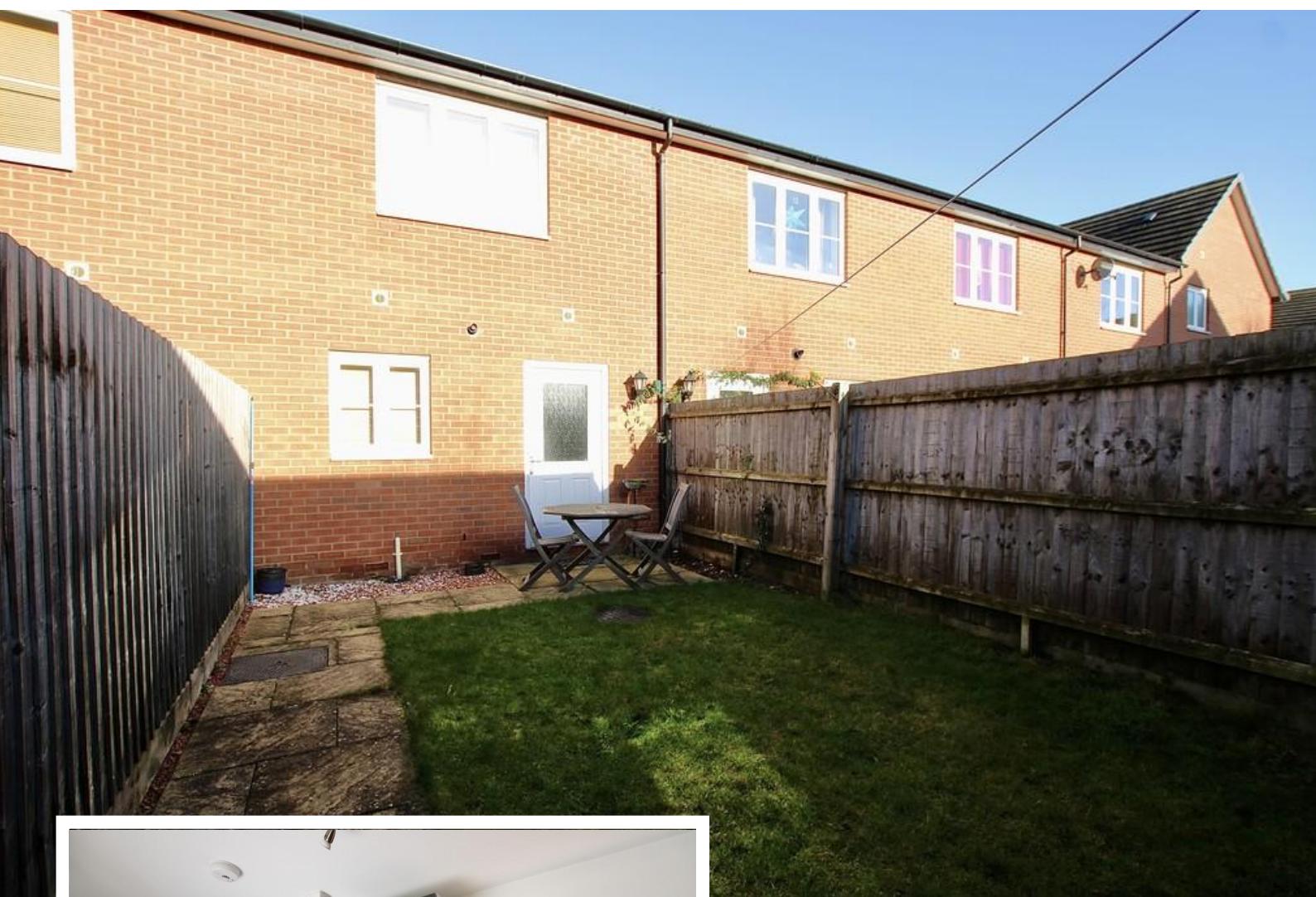


4 Iris Crescent Lincoln, LN1 1AZ

£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

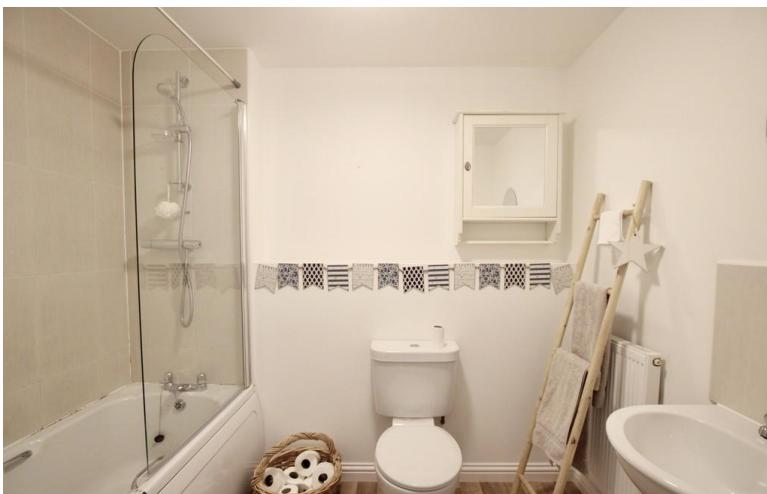
12' 8" x 10' 2" (3.86m x 3.1m) , with UPVC double glazed window to the rear elevation and radiator.

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.





WEBSITE

Our detailed web site 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 Sills and Better Edge 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 & Better Edge then we will receive a fee of £150 irrespective of this 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 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 roughly 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:

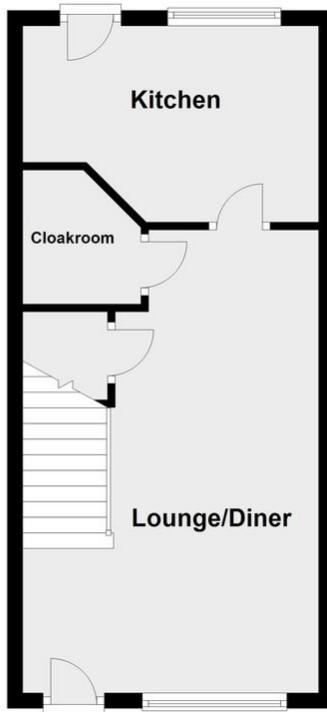
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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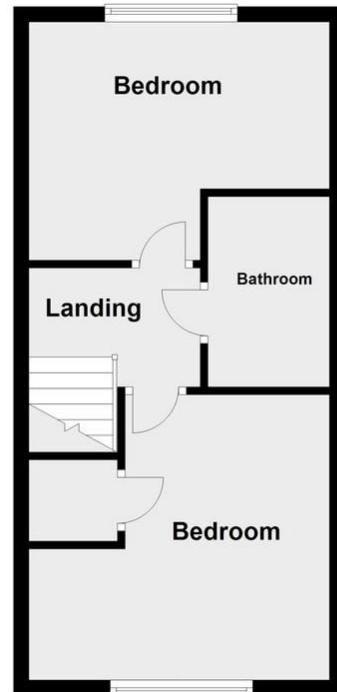
Ground Floor

Approx. 362.5 sq. feet



First Floor

Approx. 363.1 sq. feet



Total area: approx. 725.6 sq. feet

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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.

