



**30 Chesney Road**

Lincoln, LN2 4RX

**£87,000**

A well-presented one bedroomed ground floor flat situated in this popular area of Glebe Park to the north of the City of Lincoln. The property has internal living accommodation to comprise of Entrance Porch, Lounge, Kitchen, Bedroom and Shower Room. The property has a paved seating area to the front and an allocated parking space.



#### **SERVICES**

All mains services available.

Electric Heating.

SERVICE CHARGE - £0

MAINTENANCE CHARGE - £0

There is an annual building contribution of £110 per Annum.

**EPC RATING – D.**

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundy's.

#### **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.



## **DIRECTIONS**

Leaving Lincoln along Bunkers Hill, turn left onto Wolsey Way and then right onto Chesney Road. Proceed right and the property can be located in the corner on your left hand side.

## **ACCOMMODATION**

### **ENTRANCE PORCH**

With UPVC door to the front aspect, glass panel door to the lounge.

### **LOUNGE**

16' 2" x 9' 6" (4.93m x 2.91m) , with UPVC window to the front aspect, wooden flooring, electric fire, electric heater, doors to the bedroom, kitchen, bathroom and storage cupboard.

### **KITCHEN**

5' 6" x 10' 5" (1.68m x 3.20m) , with UPVC window to the front aspect, wooden flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, wall mounted units with complementary tiling below and spaces for fridge, cooker and washing machine.

### **BATHROOM**

5' 9" x 5' 5" (1.76m x 1.67m) , with UPVC window to the side aspect, wooden flooring, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and a chrome towel electric heater.

### **BEDROOM**

11' 5" x 7' 8" (3.49m x 2.36m) , with UPVC window to the rear aspect and electric heater.

### **OUTSIDE**

The property has a paved seating area to the front and an allocated parking space.



#### 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](http://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.

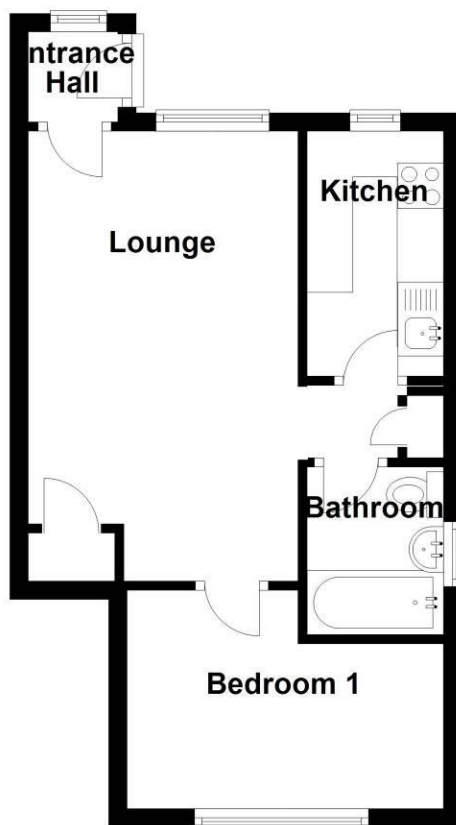
#### GENERAL

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



For illustration purposes only, Measurements contained are approximate and should be checked by you prior to the commencement of a Tenancy.  
Plan produced using PlanUp.

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