

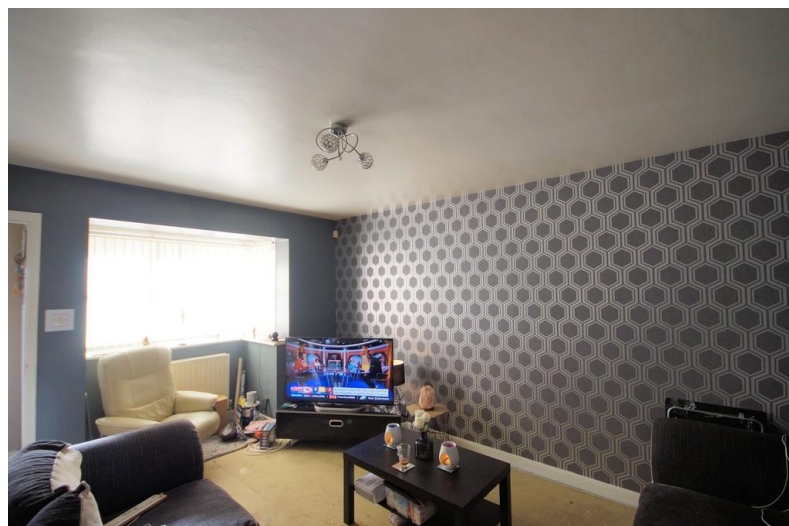


45 Smith Street

Lincoln, LN5 8HY

£139,950

A two bedroomed semi-detached property located just off the High Street. The property has accommodation to comprise of Entrance, Lounge, Kitchen and First Floor Landing leading to two Bedrooms and Bathroom. Outside there is a garden to the front, driveway providing off road parking to the side and a rear garden with a shed. The property requires slight modernisation and is currently Let via Mundys, generating an income of £495pcm. In the agents opinion the rental income could be increased if the condition of the property was improved.



Smith Street, Lincoln, LN5 8HY

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln south along the High Street, turn left onto Smith Street and the property can be located on the left 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

ENTRANCE

With UPVC door to the front aspect and door to the lounge.

LOUNGE

12' 8" x 14' 0" (3.87m x 4.27m), with double glazed window to the front aspect, wooden flooring and door to the kitchen.

KITCHEN

12' 11" x 8' 1" (3.94m x 2.47m), with UPVC doors to the rear aspect, window to the rear aspect, fitted with base units and drawers with work surfaces over, stainless steel sink and drainer, integral oven, four ring gas hob with extractor above, spaces for automatic washing machine and fridge and wall mounted cupboards.

FIRST FLOOR LANDING

With doors to two bedrooms, bathroom and airing cupboard and access to the roof void.

BEDROOM 1

9' 7" x 8' 9" (2.93m x 2.67m), with two windows to the front aspect, fitted cupboards and radiator.

BEDROOM 2

10' 0" x 6' 10" (3.05m x 2.09m), with window to the rear aspect and radiator.

BATHROOM

5' 9" x 6' 5" (1.76m x 1.96m), with window to the rear aspect, tiled flooring, partly tiled walls, suite to comprise of bath with shower over, WC and wash hand basin and radiator.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds. To the side there is a driveway providing off road parking. To the rear of the property there is deck area, lawned garden and sheds.

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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Move with Us and Sell 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 Sills & 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 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 generate 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 558088 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

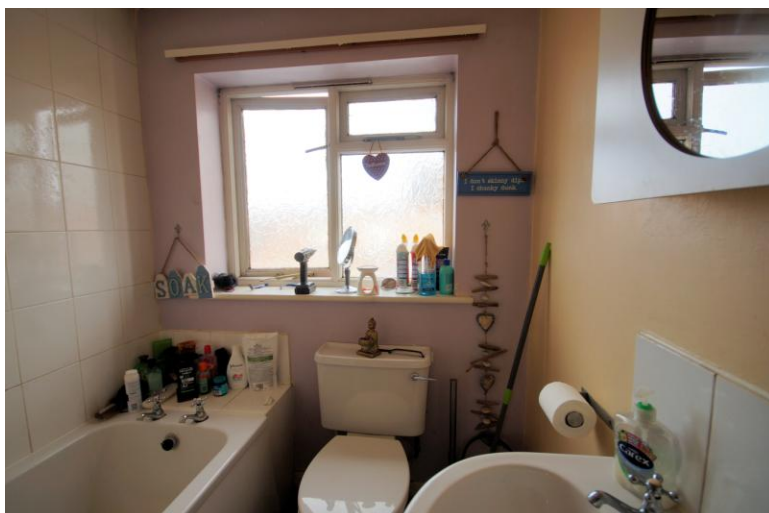
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 their own use 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 whatsoever 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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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.

