



16 Altham Terrace

Lincoln, LN5 8DN

**Offers in Excess of
£160,000**

This is a well presented three bedroomed mid terraced house located to the South of Lincoln. The accommodation comprises of shared Entrance Passage, bay fronted Lounge, Dining Room, Kitchen, Bathroom and First Floor Landing leading to three Bedrooms . Outside there is a small walled garden and an established rear garden. The property is pleasantly situated overlooking the river and viewing is recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the High Street proceed straight ahead at the South Park roundabout on to St Catherines. Turn right on to Colegrave Street, right on to Derby Street, and right onto Altham Terrace where the property can be found on the right.

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 University.

LOUNGE

13' 3" x 11' 10" (4.05m x 3.62m) With double glazed bay window to the front aspect, electric fire and radiator.

HALLWAY

With staircase to the First Floor Landing.

DINING ROOM

13' 3" x 11' 10" (4.05m x 3.63m) With double glazed window to the rear aspect and under stairs storage cupboard.

KITCHEN

12' 4" x 6' 4" (3.76m x 1.94m) Fitted with a range of wall, base units and drawers with work surfaces over, one and a half bowl composite sink, electric oven with gas hob, spaces for washing machine, tumble dryer, slimline dishwasher and fridge freezer, double glazed window to the side aspect and cupboard housing the gas central heating boiler.

LOBBY

With shelving and door to the rear garden.



BATHROOM

6' 7" x 6' 3" (2.01m x 1.93m) Fitted with a three piece suite comprising of encased bath with shower over, close coupled WC and wash hand basin within a vanity unit, double glazed window to the side aspect and radiator.

FIRST FLOOR LANDING

With storage cupboard and doors to all bedrooms.

BEDROOM 1

11' 11" x 9' 11" (3.65m x 3.03m) With double glazed window to the rear aspect, built-in storage cupboard with mirror fronted sliding doors and radiator.

BEDROOM 2

12' 0" x 8' 7" (3.67m x 2.64m) Double glazed window to the front aspect and radiator.

BEDROOM 3

12' 0" x 7' 6" (3.67m x 2.30m) Double glazed window to the front aspect and radiator.





OUTSIDE

The front of the property has a walled garden with decorative shrubs overlooking the river. There is a private enclosed rear garden with patio and gravelled areas, shed and access via passage to the front of the property.

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 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. Mundy's 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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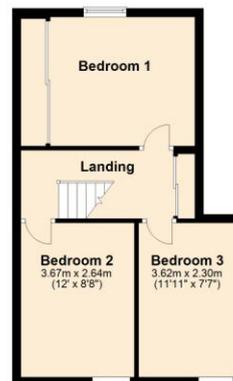
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Ground Floor
Approx. 46.9 sq. metres (504.5 sq. feet)



First Floor
Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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.

