



12 Greetwell Place, Lincoln, LN2 4BB Guide Price: £197,500 (+ £750 Buyers Fee)

Description

A semi-detached house situated on a quiet close within the much sought after Uphill area of Lincoln, which is currently divided into four self-contained flats all with en-suite and kitchen facilities. It is currently bringing in a rental income of £21,079 per annum.

Accommodation

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs cupboard, radiator.

Rear Lobby

Entrance doors to both front and rear gardens, radiator, boiler cupboard.

Room One

Double glazed window to front, stainless steel drainer sink, two ring electric hob, microwave, fridge, radiator.

En Suite

Shower cubicle, low level WC, pedestal wash basin, heated towel rail, tiled floor and walls.

Room Two

Kitchen

Double glazed window to rear, stainless steel drainer sink, base and eye level storage units, preparation work tops, four ring gas hob, oven, space for fridge and washing machine, tiled splash backs, radiator.

Bedroom

Double glazed door and window to rear, radiator.

En Suite

Shower cubicle, low level WC, pedestal wash basin, heated towel rail, tiled floor and walls.

First Floor

Landing

Double glazed window to side, loft access.

Room Three (could not be accessed at time of inspection)

Room Four

Double glazed window to rear, stainless steel drainer sink, fridge, microwave, tiled splash back, radiator.

Shower Room

Double glazed window to rear, low level WC, pedestal wash basin, shower cubicle, heated towel rail, tiled floor, half tiled walls.

Outside

To the rear is an enclosed lawned garden and decking area.

Tenure & Possession

Freehold subject to the existing tenancy agreements, further details available from the agent.

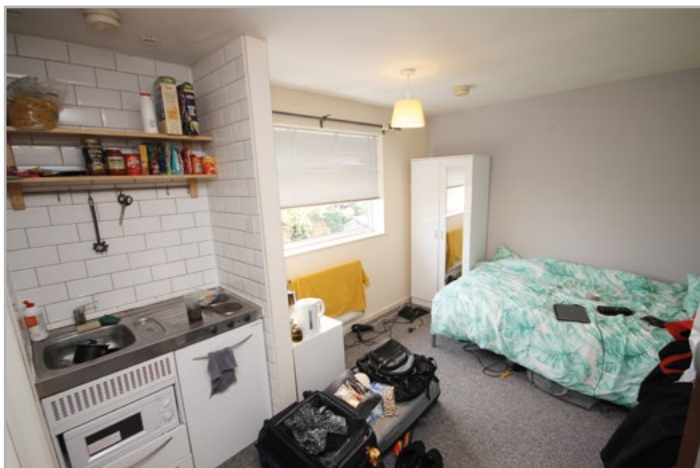
Room 1 - currently let at £400pcm

Room 2 - currently let at £498pcm

Room 3 - currently let at £384pcm

Room 4 - currently let at £425pcm

Current lettings agent is Tim Crouch of JMS Lettings: 0115 960 268





Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or auctions@jhwalter.co.uk

Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

Solicitors

Sarah Evans
SMR Solicitors
50 Westgate
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West Sussex
PO19 3HE

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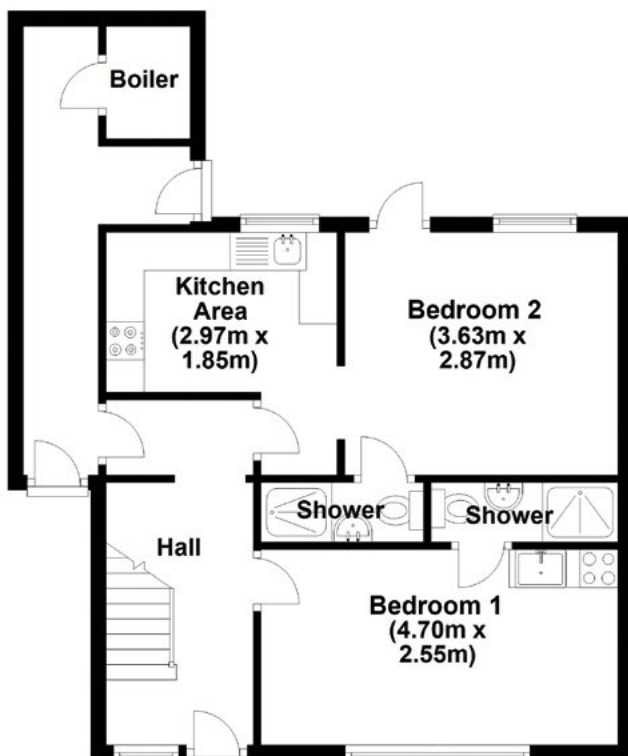
sevans@smrsolicitors.co.uk

Agent

James Drabble or James Mulhall: 01522 504360

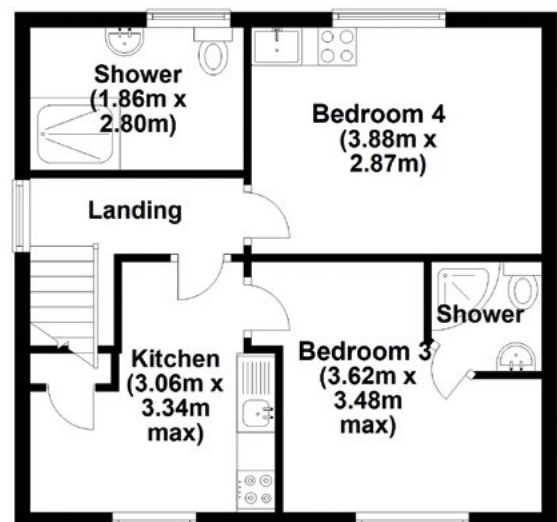
Ground Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



Total area: approx. 97.2 sq. metres (1046.7 sq. feet)