



## 50 Monks Road

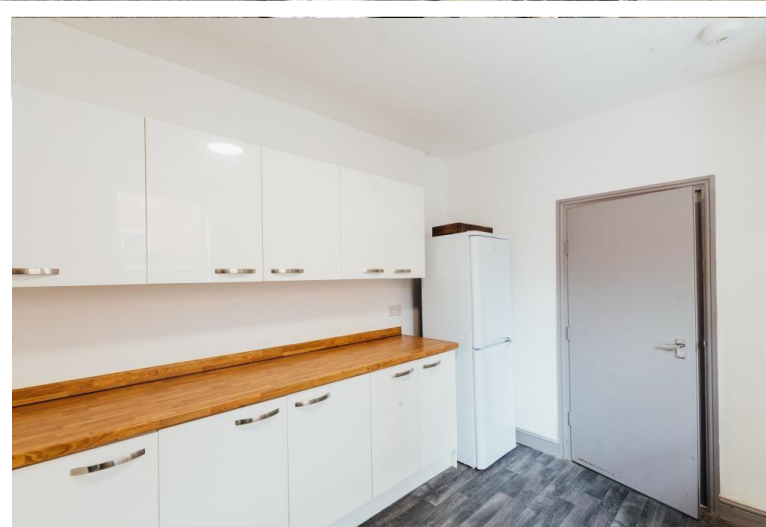
Lincoln, LN2 5HY

**£215,000**

A five bedroomed house of multiple occupancy (HMO) situated in the City Centre on Monks Road. The property is currently fully let and generating a rental income of approx. £1,600pcm. The property has internal accommodation to comprise of Reception Hallway, Lounge, Ground Floor Bedroom, WC, Kitchen with a range of fitted appliances and a First Floor Landing giving access to four Bedrooms and a Bathroom. Outside there is a yard to the rear with an outbuilding.



Monks Road, Lincoln, LN2 5HY



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading east out of Lincoln City Centre along Monks Road and the property can be located on left hand side, close to a parade of shops.

**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.



## ACCOMMODATION

### HALLWAY

With door to the front aspect, doors to the lounge, ground floor bedroom, WC and rear yard and a doorway to the kitchen.

### LOUNGE

11' 3" x 12' 9" (3.43m x 3.91m) , with UPVC walk-in window to the front aspect with radiator.

### GROUND FLOOR BEDROOM

12' 2" x 10' 7" (3.72m x 3.23m) , with UPVC window to the rear aspect and radiator.

### WC

With WC.



### KITCHEN

11' 10" x 10' 0" (3.63m x 3.07m) , with UPVC window to the side aspect, full height storage cupboard, fitted with a range of base units and drawers with work surfaces over, fridge, washing machine, integral oven, hob with extraction above and radiator.

### FIRST FLOOR LANDING

With access to four bedrooms and bathroom.

### BEDROOM

9' 8" x 10' 3" (2.96m x 3.13m) , with UPVC window to the rear aspect and radiator.

### BEDROOM

11' 0" x 10' 9" (3.37m x 3.29m) , with UPVC window to the rear aspect and radiator.



### BEDROOM

12' 3" x 8' 4" (3.75m x 2.55m) , with UPVC window to the front aspect and radiator.

### BEDROOM

8' 0" x 8' 7" (2.46m x 2.64m) , with UPVC window to the front aspect and radiator.

### BATHROOM

5' 8" x 6' 8" (1.75m x 2.04m) , with UPVC window to the side aspect, suite to comprise of bath, WC and wash hand basin, radiator and partly tiled walls.

### OUTSIDE

To the rear of the property there is a yard with outbuilding.





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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.

CWH 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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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.

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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.
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**Ground Floor**



**First Floor**



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