



## 105 Newland Street West

Lincoln, LN1 1QD

**£190,000**

Located in the popular West End Area and within walking distance to the Lincoln University and Lincoln City Centre. This Three Storey Mid Terraced House offers an excellent investment opportunity and is currently let at £895pcm. The property has internal accommodation to comprise of Hallway, Living Room, Dining Room, Kitchen, Bathroom, First Floor Landing leading to two double Bedrooms and Second Floor with Attic Bedroom. There is an enclosed low maintenance Garden to the rear. Viewing of the property is highly recommended.



## 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

Leaving Lincoln south along West Parade, at the traffic lights continue straight across onto West Parade and turn left onto Charles Street West. Turn right onto Newland Street West and the property can be located on the right 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 University.

Note - The property is currently let out for 6 months on an assured shorthold tenancy agreement, which commenced on the 11th February 2023 at a monthly rent of £895.

## HALLWAY

With uPVC side entrance door providing access to the Hallway and stairs to the First Floor Landing with storage below.

## LIVING ROOM

11' 3" x 11' 1" plus bay window (3.45m x 3.4m) With uPVC bay window to the front elevation and radiator.



The markings shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
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## DINING ROOM

12' 11" x 11' 1" (3.96m x 3.40m) With uPVC window to the rear elevation and radiator.

## KITCHEN

12' 2" x 5' 10" (3.72m x 1.79m) With modern base cupboards and drawers with work surfaces over, inset sink, radiator and uPVC side entrance door.

## BATHROOM

9' 4" x 5' 8" (max) (2.87m x 1.75m) With suite to comprise of bath, shower cubicle, WC and wash hand basin, towel radiator and uPVC window to the side elevation.

## FIRST FLOOR LANDING

With stairs to the Second Floor and doors to two Bedrooms.

## BEDROOM 1

11' 4" x 11' 3" (3.46m x 3.44m) With uPVC window to the front elevation and radiator.

## BEDROOM 2

12' 7" x 11' 1" (3.86m x 3.38m) With uPVC window to the rear elevation and radiator.

## SECOND FLOOR

## ATTIC BEDROOM

21' 11" x 11' 1" (max including the restricted headroom) (6.69m x 3.38m) With uPVC window to the rear elevation and radiator.

## OUTSIDE

There is a small enclosed area to the front and access to the side through a pair of timber doors. To the rear of the property there is a low maintenance enclosed Garden.

## 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

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.

## 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 are for the use of the vendors (Lessors) for whom they act as Agents and 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 here in as not verified.

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