



4 Richmond Road

Lincoln, LN1 1LQ

£320,000

INVESTMENT OPPORTUNITY/HOME OF MULTIPLE OCCUPANCY OR AN IDEAL FAMILY HOME! A six bedroomed mid terraced home located within a short walk from Lincoln University and Lincoln City Centre. The property is currently fully let, with an annual income of approx. £22,440, giving an approximate yield of 7.01%. Internally the property offers living accommodation briefly comprising of Hallway, Communal Lounge, Kitchen, Rear Lobby, Downstairs Shower Room, Downstairs Bedroom and a First Floor Landing leading to five further Bedrooms. Outside there is a courtyard garden to the rear.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln via West Parade, going straight across at the traffic lights at the junction with The Avenue, turn right onto Hampton Street and right again onto Richmond Road where 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 University.

ENTRANCE HALL

With staircase to first floor and radiator.

COMMUNAL LOUNGE

13' 05" x 12' 03" (4.09m x 3.73m) With double glazed window to the rear aspect and door to the rear garden, feature fireplace and radiator.

KITCHEN

20' 04" x 10' 07" (6.2m x 3.23m) Fitted with a range of wall, base units and drawers with work surfaces, sink and side drainer with mixer tap over, gas hob, electric oven, space for dishwasher and radiator.

BEDROOM

13' 05" x 12' 11" (4.09m x 3.94m) With double glazed bay window to the front aspect, feature fireplace and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, heated towel rail and double glazed window.

FIRST FLOOR LANDING

With radiator.

BEDROOM

15' 03" (max)" x 10' 02" (4.65m x 3.1m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM

13' 3" x 8' 6" (min)" (4.04m x 2.59m) With double glazed bay window to the front aspect and radiator.

BEDROOM

9' 11" x 9' 09" (3.02m x 2.97m) With double glazed window to the front aspect and radiator.

BEDROOM

10' 11" x 9' 11" (3.33m x 3.02m) With double glazed windows to the rear and side aspects and radiator.

BEDROOM

10' 05" x 7' 11" (3.18m x 2.41m) With double glazed window to the side aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, heated towel radiator and double glazed window.

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 - HOW WE MAY REFER YOU TO

Sills & Betheridge, 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 Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial services 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 HomeBuyer Reports, call 01522 550088 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

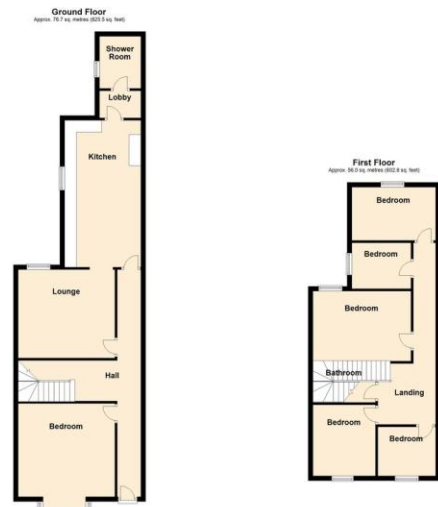
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.

