



13 Gresham Street

Lincoln, LN1 1QA



Book a Viewing!

£180,000

A well-presented mid-terraced house situated within this popular residential location to the west of Lincoln City Centre. The internal accommodation briefly comprises of a private Entrance Passage, Lounge, Kitchen, Utility Area and a First Floor Landing leading to three Bedrooms and Bathroom. The property benefits from having newly fitted windows and entrance door to the front in March 2025. The front of the property was insulated and rendered in March 2025. Outside there a rear yard and outbuilding. The property is currently let as a house of multiple occupancy on an assured shorthold tenancy agreement until July 2025, generating an overall income of approx. £17,160. A further assured shorthold tenancy agreement has been agreed for the period of July 2025 until July 2026, generating an overall income of approx. £17,693. A certificate of lawfulness has been granted and change of use was granted from an existing House of Multiple Occupancy (Class C4) to a flexible use as a dwelling (Class C3) and/or a House of Multiple Occupancy (Class C4). The property further benefits from gas central heating, and viewing is recommended.



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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.

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.

PRIVATE ENTRANCE PASSAGE

LOUNGE

11' 10" x 10' 9" (3.61m x 3.28m) With UPVC window to the front elevation, radiator and UPVC main entrance door.

INNER HALLWAY

With under stairs storage cupboard.

KITCHEN

11' 11" x 10' 8" (3.63m x 3.25m) With fitted wall, base units and drawers with work surfaces over, fitted oven and hob, radiator, extractor hood, sink unit and drainer, tiled flooring, UPVC window to the rear elevation and Viessmann gas central heating boiler.

UTILITY AREA

4' 10" x 3' 0" (1.47m x 0.91m) With UPVC window to the side elevation.

FIRST FLOOR LANDING

BEDROOM

14' 1" max narrowing to 9' 3" x 8' 11" (2.82m x 2.72m) With two UPVC windows to the front elevation and radiator.

BEDROOM

11' 10" x 6' 6" (3.61m x 1.98m) With UPVC window to the rear elevation and radiator.

BEDROOM

11' 10" x 7' 2" (3.61m x 2.18m) With UPVC window to the rear elevation and radiator.

BATHROOM

With suite to comprise of bath with shower attachment over, WC and wash hand basin and a towel radiator.

OUTSIDE

The private passageway leads to the rear yard with an outbuilding.

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, Dale & Co, Bird & Co and Gilson Gray 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, J Walter and Callum Lyman 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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

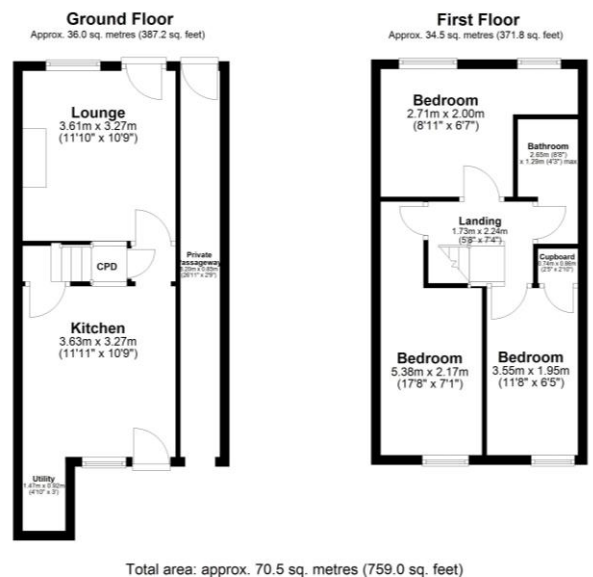
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 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 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 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.



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