



## 11 Whitehall Terrace

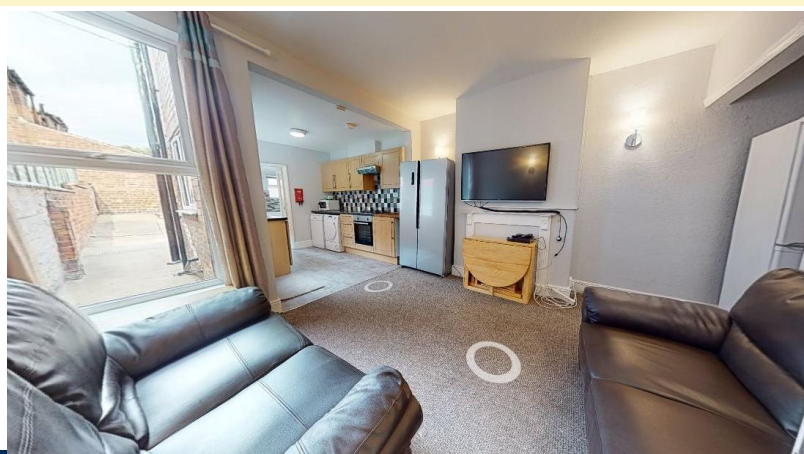
Lincoln, LN1 1PQ



Book a Viewing!

**£220,000**

A bay fronted mid-terraced house situated in this popular residential location to the West of Lincoln City Centre. The internal accommodation briefly comprises of Main Entrance Hall, Bedroom/Front Reception Room, Sitting Room, fitted Kitchen, downstairs Shower Room and a First Floor Landing leading to three further Bedrooms. The property is currently let as a house of multiple occupancy on an assured shorthold tenancy agreement until August 2025, generating an overall income of approx. £20,497 per annum. A certificate of lawfulness has been granted from November 2017, and change of use was granted in February 2018 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.



## Whitehall Terrace, Lincoln, LN1 1PQ

### SERVICES

All mains services available. Gas central heating (new boiler fitted in February 2022).

**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.

### ACCOMMODATION

#### ENTRANCE HALL

With UPVC main entrance door, single radiator and stairs to the first floor.

#### BEDROOM/RECEPTION ROOM

10' 11" x 9' 0" (3.33m x 2.74m) With UPVC bay window to the front elevation and double radiator.

#### SITTING ROOM

12' 5" x 11' 5" (3.78m x 3.48m) With UPVC window to the rear elevation, cupboard under the stairs and double radiator.

#### KITCHEN

9' 9" x 7' 11" (2.97m x 2.41m) Fitted with a range of wall, base units and drawers with work surfaces over, fitted oven and hob, extractor fan, 1½ bowl sink unit and drainer, UPVC window to the side elevation and UPVC side entrance door.

#### SHOWER ROOM

With modern suite to comprise of WC, wash hand basin and a fitted shower area, towel radiator and two UPVC windows (The suite was fitted approx. 3 years ago).

#### FIRST FLOOR LANDING

#### BEDROOM

12' 4" x 10' 10" (3.76m x 3.3m) With UPVC window to the front elevation, radiator and built-in storage cupboard.

#### BEDROOM

11' 6" x 9' 3" (3.51m x 2.82m) With UPVC window to the rear elevation and radiator.

#### BEDROOM

13' 0" x 7' 11" (3.96m x 2.41m) With UPVC window to the rear elevation and radiator.

#### OUTSIDE

There is a rear yard.

#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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.

CWHLJ Water 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.

Clawings 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 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 their clients 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 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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