



Ground Floor Flat & First Floor Flat, 51 Newark Road, Lincoln, LN5 8LS



Book a Viewing!

£165,000

Investment Opportunity! An excellent investment opportunity located on Newark Road, just south of Lincoln city centre, within easy walking distance of the High Street, train station, South Common and a range of local amenities. This spacious three-storey mid-terraced property has been converted into two self-contained flats, both currently let to long-term tenants, generating an annual income of approximately £12,840 and offering a yield of around 7.78%. The ground floor flat features its own entrance, a double bedroom, living area, kitchen, bathroom and access to a private rear garden. The first-floor flat is a well-proportioned duplex, arranged over two floors and includes a kitchen diner, lounge, bathroom and two bedrooms on the top floor.





SERVICES

All mains services available. Gas central heating.

EPC RATING

Ground Floor Flat – D

First Floor Flat – To Follow

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

GROUND FLOOR FLAT

BEDROOM

11' 10" x 93' (3.61m x 28.35m)

LOUNGE DINER

11' 10" x 11' 10" (3.61m x 3.61m)

KITCHEN

18' 6" x 7' 2" (5.64m x 2.18m)

BATHROOM

7' 2" x 6' 5" (2.18m x 1.96m)

FIRST FLOOR FLAT

KITCHEN

15' 1" x 11' 10" (4.6m x 3.61m)

LOUNGE

15' 1" x 11' 11" (4.6m x 3.63m)

BATHROOM

11' 5" x 7' 1" (3.48m x 2.16m)

FIRST FLOOR LANDING

BEDROOM 1

15' 9" x 14' 0" (4.8m x 4.27m)

BEDROOM 2

14' 1" x 7' 7" (4.29m x 2.31m)



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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

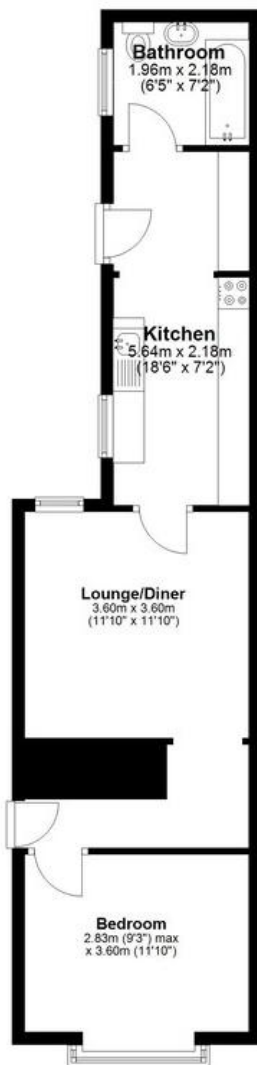
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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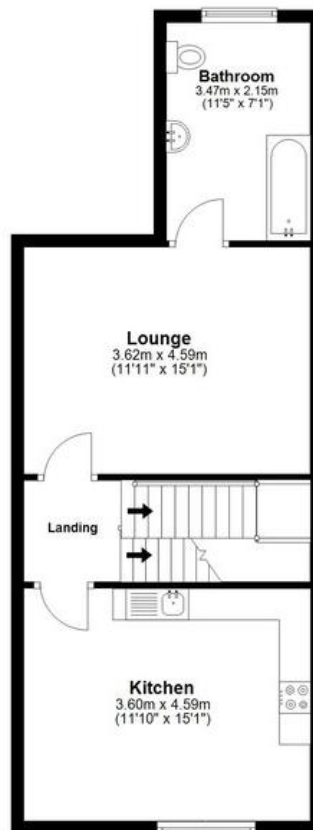
Ground Floor Flat

Approx. 47.1 sq. metres (506.5 sq. feet)



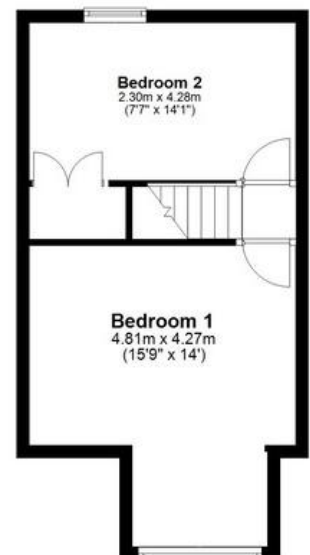
First Floor Flat 1st Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



First Floor Flat 2nd Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 128.1 sq. metres (1378.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

