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Belmont Street, Lincoln, LN2 5LS



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Asking Price: £115,000



A three-bedroom mid-terrace property requiring full renovation, located just a short walk from Lincoln city centre. Offering two reception rooms, a galley kitchen, private rear yard and no onward chain, this is an ideal project for investors or buyers looking to add value.

#### Key Features

- Three-Bedroom Mid-Terrace Property
- Located Within Walking Distance of Lincoln City Centre
- Two Reception Rooms Offering Flexible Living Space
- Galley-Style Kitchen with Scope for Modern Redesign
- Ground Floor Bathroom with Three-Piece Suite
- All Bedrooms Stripped Back and Ready for Refurbishment
- EPC Rating: F
- Tenure: Freehold
- Council Tax Band: A







## Belmont Street, Lincoln | 3 Bedroom Mid-Terrace | Renovation Project | No Onward Chain

This three-bedroom mid-terrace property on Belmont Street offers a fantastic opportunity for investors, developers or buyers seeking a full renovation project. Located just a short walk from Lincoln city centre, it provides excellent potential to add value and create a home tailored to personal taste.

The accommodation includes an entrance hallway, two reception rooms, a galley-style kitchen and a ground floor bathroom. Upstairs are three generously sized bedrooms. The property requires complete refurbishment and is being sold as seen, making it ideal for those looking to undertake a project.

Outside, there is a private rear yard and on-street parking available to the front. With its central location, the property is well placed for access to shops, schools, public transport and all the amenities the city has to offer.

This is a rare opportunity to acquire a centrally located property with significant scope for improvement, offered with no onward chain.

### Ground Floor

#### Entrance Hall

1.68m x 1.66m (5'6" x 5'5")

The entrance hallway features original detailing, a staircase leading to the first floor, and access to the main living areas. With natural light from the glazed front door and a useful under-stairs storage cupboard, this space offers a bright and functional welcome to the property.

#### Living Room

3.33m x 3.14m (10'11" x 10'4")

The living room is a bright, front-facing space with a large window that allows plenty of natural light to fill the room. It features a central fireplace with a brick surround and offers a generous footprint, ready to be transformed into a comfortable main reception area.

#### Dining Room

3.28m x 3.38m (10'10" x 11'1")

The second reception room, currently used as a dining space, benefits from a rear-facing window providing natural light and views toward the garden. With direct access through to the kitchen via an arched opening, this room offers a versatile layout and ample potential to be reimagined as a dining area, home office, or additional living space.

#### Kitchen

3.59m x 1.73m (11'10" x 5'8")

The kitchen is a long galley-style space with dual aspect windows providing plenty of natural light. It features tiled flooring and walls, with a range of fitted units in need of full replacement. There is plumbing for a sink beneath the rear window and direct access to the bathroom at the far end. This is a well-sized kitchen with great potential to be transformed into a modern and functional cooking space.

## Bathroom

2.07m x 1.74m (6'10" x 5'8")

The ground floor bathroom is a bright space with a frosted rear window and a simple three-piece suite comprising a bath with shower over, pedestal basin, and WC. The room is partially tiled and requires full refurbishment, offering a blank canvas for modernisation.

## First Floor

### Landing

1.67m x 3.33m (5'6" x 10'11")

The first-floor landing provides access to all three bedrooms and the loft hatch above. With neutral walls and exposed floorboards, it offers a bright and open transitional space, ready for cosmetic improvement to match the rest of the home.

### Bedroom 1

3.29m x 3.14m (10'10" x 10'4")

Bedroom one is a spacious double room located at the rear of the property, featuring a built-in storage cupboard and a large window allowing in plenty of natural light. The room is currently in need of full renovation, with exposed brickwork and stripped-back walls, offering an excellent opportunity for a complete redesign.

### Bedroom 2

3.28m x 2.25m (10'10" x 7'5")

Bedroom two is a bright and well-proportioned room located at the front of the property, featuring a large window that allows in plenty of natural light. The room is currently unfinished, with bare floorboards and partially plastered walls, offering a blank canvas.

### Bedroom 3

3.32m x 2.24m (10'11" x 7'4")

Bedroom three is a compact single room situated at the front of the property. It features a window allowing natural light to enter and has been stripped back in preparation for refurbishment. Ideal for use as a child's bedroom, home office or dressing room, this space offers great potential with some updating.

## Agent Notes

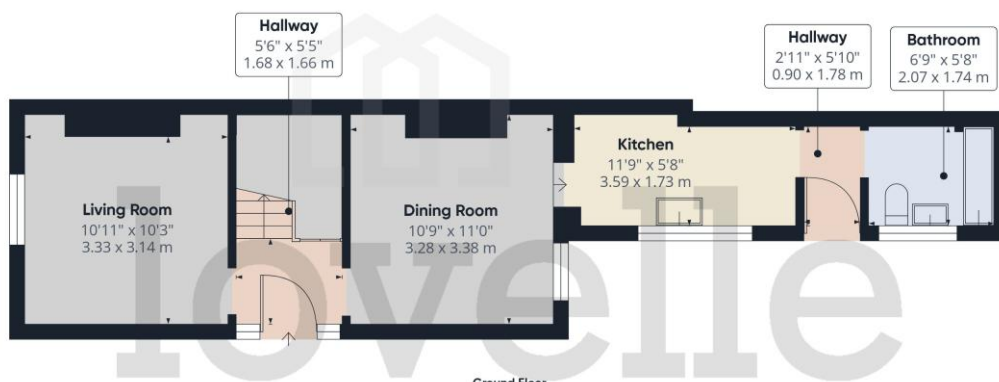
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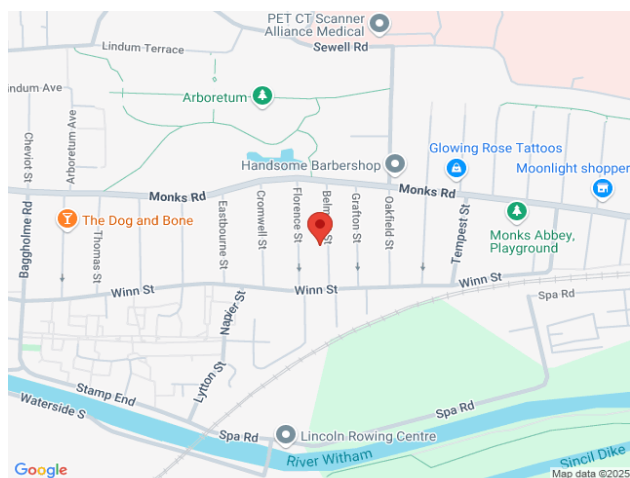
Approximate total area<sup>1</sup>  
766 ft<sup>2</sup>  
71.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 35 F    |           |
| 1-20  | G             |         |           |

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