

Buy. Sell. Rent. Let.



51 Ruskin Avenue, Lincoln, LN2 4DE



3



1



1

When it comes to
property it must be


lovelle



Asking Price: £115,000



Investment opportunity. This three-bedroom mid-terrace home needs full renovation, offering fantastic potential for investors or developers. The property requires a new kitchen, bathroom, windows, and heating system. Spacious throughout with a generous rear garden. Priced to reflect the work required - No onward chain.

Key Features

- Mid-terrace home
- Full renovation required throughout
- Dated interior with scope to modernise
- Ideal investment or development project
- Attic room - ideal for home office
- Popular residential location
- Close to local amenities
- No onward chain
- EPC rating G
- Tenure: Freehold



lovelle



lovelle



lovelle



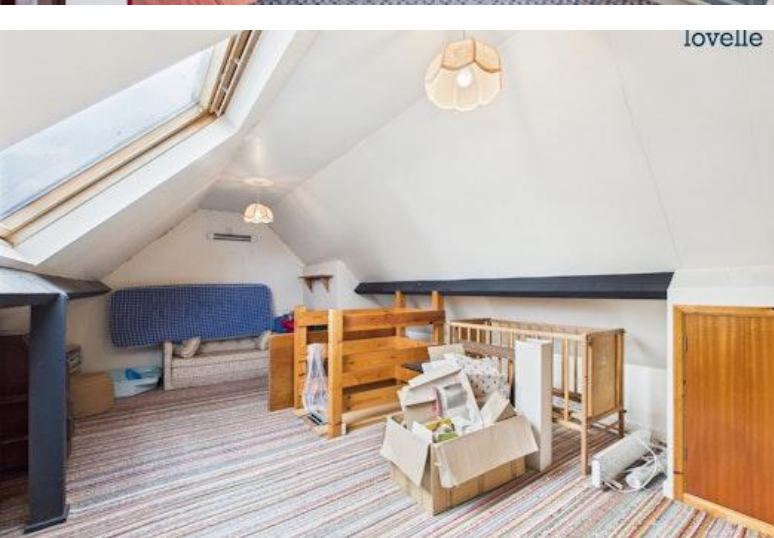
lovelle



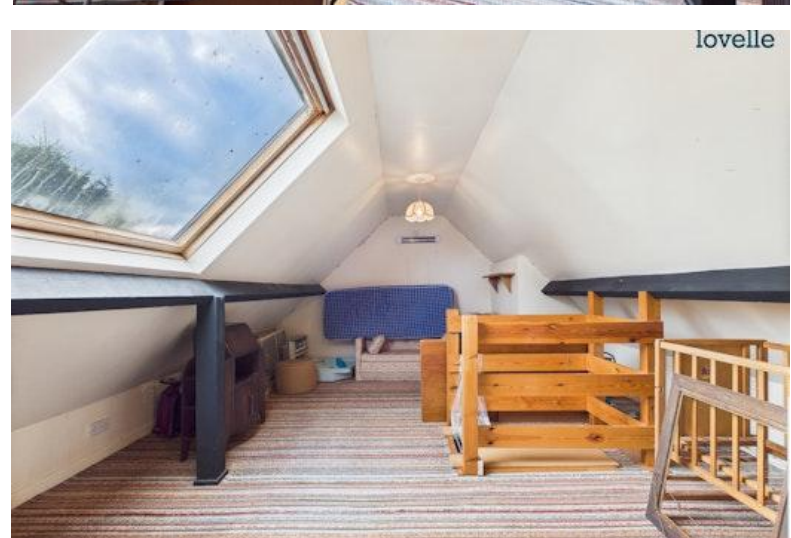
lovelle



lovelle



lovelle



lovelle



Introduction

A fantastic opportunity to acquire a generously sized three-bedroom mid-terrace home situated in a popular residential area of Lincoln. Requiring full renovation throughout, this property offers immense potential for investors or buyers looking to take on a rewarding project. The accommodation is in need of complete refurbishment including the installation of a heating system, replacement windows, and comprehensive updates to both the kitchen and bathroom. The interior is very dated, with visible signs of wear and tear, and would benefit from modernisation from top to bottom.

Despite the extensive work required, the property is priced to reflect its condition and represents an excellent investment opportunity for those seeking to add value. Externally, the home enjoys a good-sized rear garden with plenty of space to landscape or develop further, subject to necessary permissions.

Offered with no onward chain, this is a rare chance to create a home tailored to your own style or to refurbish for resale or rental purposes. Viewing is highly recommended to appreciate the scope of potential on offer.

Entrance Hall

4.31m x 1.73m (14'1" x 5'8")

Cloakroom / WC

1.54m x 0.75m (5'1" x 2'6")

Kitchen

3.2m x 2.13m (10'6" x 7'0")

The kitchen is in original condition and requires complete renovation. Overall, the space offers scope for redesign and modernisation but is currently in poor condition and shows visible signs of wear and damp damage.

Bathroom

2.64m x 1.34m (8'8" x 4'5")

The bathroom is in very poor condition and requires complete refurbishment. It features a basic white suite including a pedestal sink and a bath with an electric shower overhead. The walls are fully tiled in white with dated floral tile accents, and there is a frosted glass window allowing natural light.

Lounge-Diner

4.21m x 3.63m (13'10" x 11'11")

The lounge is a spacious and naturally bright room, thanks to a large rear-facing bay window that overlooks the garden. The room features a traditional fireplace with a dark wood surround and a tiled hearth, adding character to the space. However, the décor is very dated, with patterned wallpaper, a bold blue patterned carpet that shows visible wear, and an overall need for complete refurbishment. With its generous proportions and garden outlook, the room offers great potential to be transformed into a comfortable and inviting living space.

Landing

2.96m x 1.75m (9'8" x 5'8")

Bedroom 1

4.26m x 3.3m (14'0" x 10'10")

Spacious double room situated at the front of the property. It benefits from a large window that allows in plenty of natural light, giving the room a bright and airy feel. The décor is dated, with patterned wallpaper and a faded lilac carpet, and the fireplace adds a traditional focal point. The room offers ample space and potential to be updated into a generous and comfortable master bedroom.

Bedroom 2

3.64m x 3.2m (11'11" x 10'6")

Front-facing single room with a large window that brings in plenty of daylight and offers a pleasant street view. The room offers excellent potential to be modernised into a bright and comfortable second double bedroom.

Bedroom 3

3.37m x 3.15m (11'1" x 10'4")

A third double room, located at the rear of the property. It benefits from a large window that allows in plenty of natural light and offers a pleasant view over the garden.

Attic Room

6.75m x 4.69m (22'1" x 15'5")

The space benefits from a large Velux-style window that fills the room with natural light, complementing the sloped ceilings and giving it a bright, airy feel. While not formally classed as a bedroom, this room offers excellent potential as a hobby room, home office, or guest space, subject to appropriate regulations and improvement works.

Outside

Garden

The rear garden provides a generous, well-sized outdoor space offering excellent potential with a bit of attention. Laid mainly to lawn, the garden includes a paved patio area directly outside the house—ideal for outdoor seating or entertaining. Mature shrubs and trees border the garden, providing privacy and a sense of natural seclusion. A timber fence runs along both sides, with further greenery creating a pleasant, leafy outlook. Toward the rear, the garden becomes more overgrown, offering scope for landscaping, vegetable growing, or even a wildlife-friendly retreat. With some clearance and care, this garden could be transformed into a fantastic family space.





Approximate total area⁽¹⁾

1121 ft²
104.1 m²

Reduced headroom

114 ft²
10.6 m²

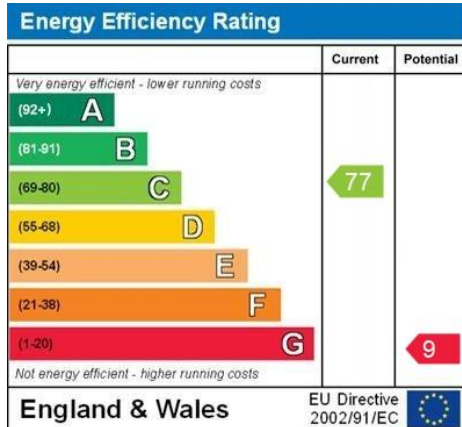
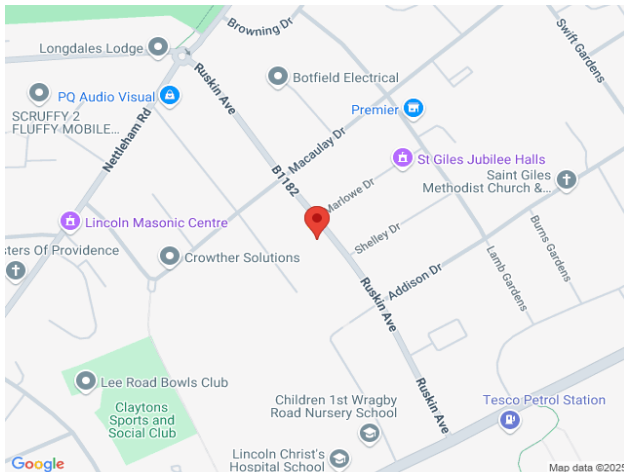
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

GIRAFFE 360



When it comes to **property**
it must be



01522 305605

lincoln@lovelle.co.uk