



the agent

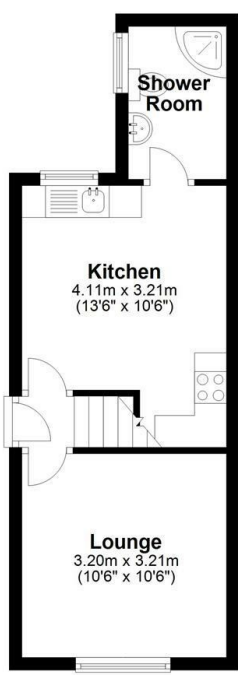


3 Archer Street, Lincoln, LN5 7LQ

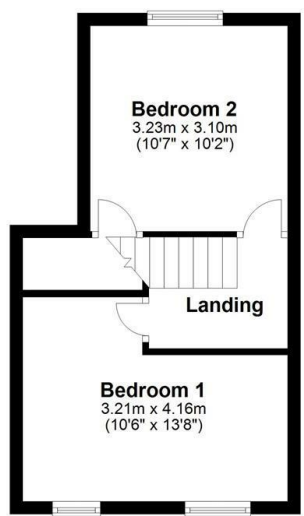
Asking Price £125,000

- Investment Opportunity
- 2 x Double Bedrooms
- Close to Amenities
- EPC Rating D
- Fully Let until 1st July 2024
- Excellent Condition
- Fully Furnished
- Achieving £1126.66 PCM (Incl. Bills)
- Close to University of Lincoln
- No Onward Chain

Ground Floor
Approx. 27.6 sq. metres (297.5 sq. feet)

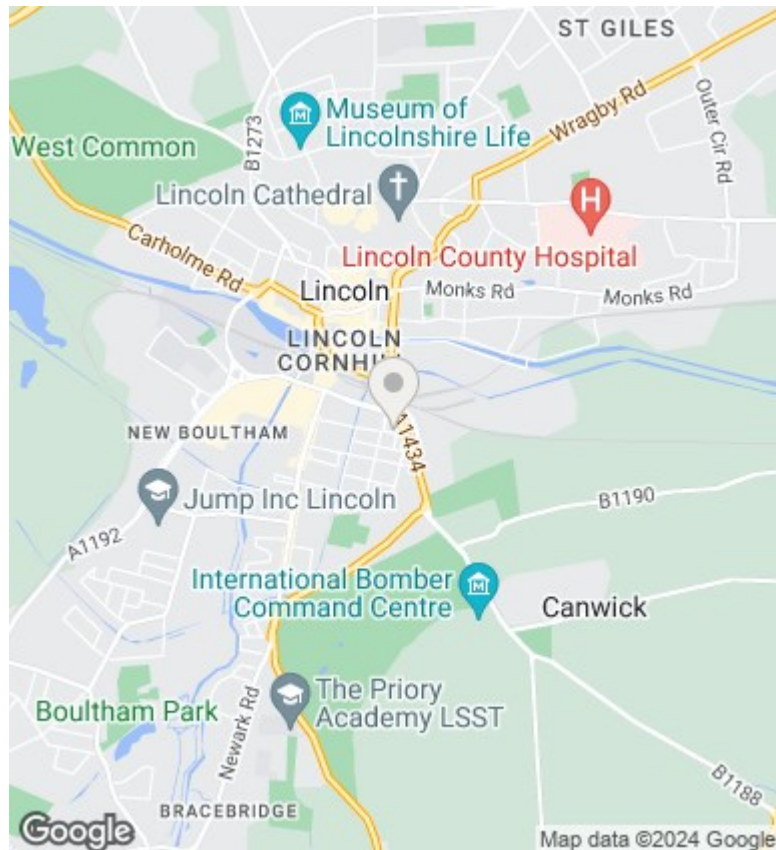


First Floor
Approx. 27.5 sq. metres (296.3 sq. feet)



Total area: approx. 55.2 sq. metres (593.8 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	