

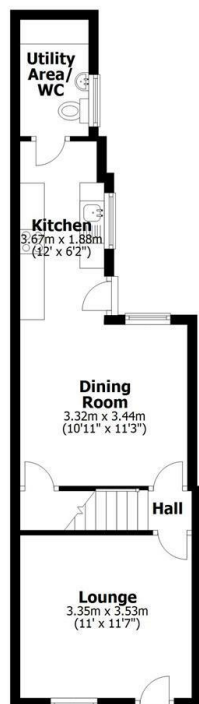


30 Chelmsford Street, Lincoln, LN5 7LL

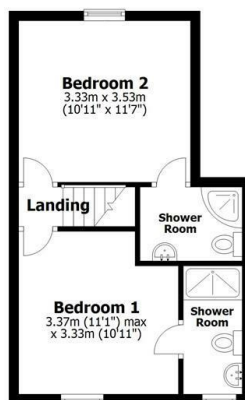
Asking Price £150,000

- Investment Opportunity
- Newly Renovated Throughout
- Sold Fully Furnished
- Council Tax Band A
- Two Double En-suite Bedrooms
- Fully Let and Managed until July 2026
- City Centre Location
- Two Reception Rooms
- Achieving £1508.38 PCM inclusive of all Bills
- EPC Rating C

Ground Floor
Approx. 37.0 sq. metres (398.3 sq. feet)

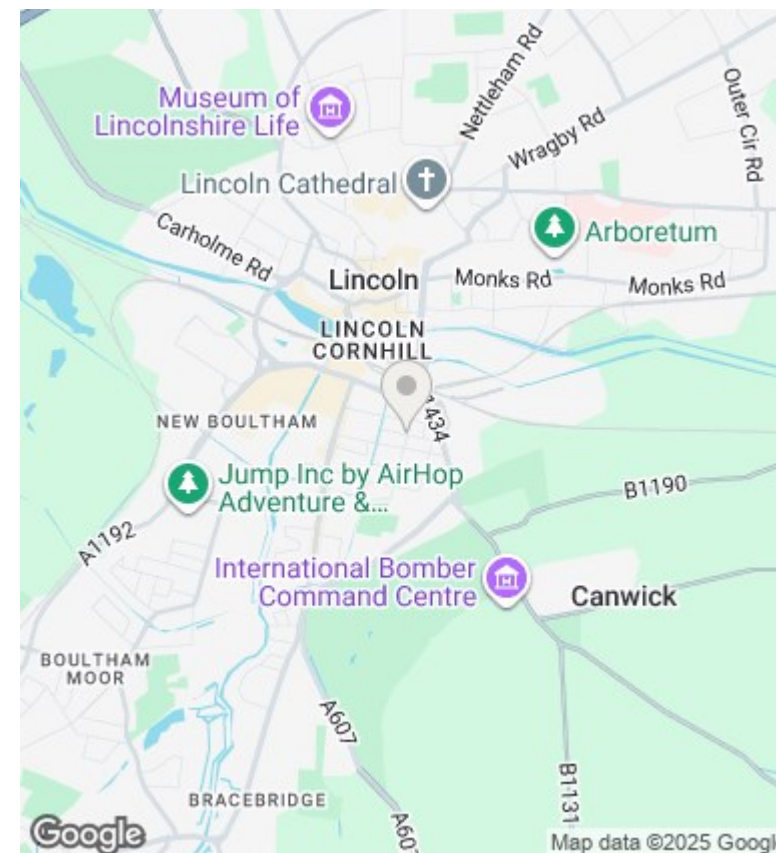


First Floor
Approx. 31.9 sq. metres (343.1 sq. feet)



Total area: approx. 68.9 sq. metres (741.3 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 any 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 01522 396059 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	