



- City Centre Terraced
- Extended Ground Floor
- 4 Bedrooms
- Lounge & Dining Room
- 3 Floors
- First Floor Bathroom
- Rear Garden
- No Onward Chain!

Cromwell Street, Monks Road, LN2 5LP,
£147,000



INVESTMENT OPPORTUNITY! Offered for sale with no onward chain is this city centre terrace property which is in need of refurbishment. Boasting accommodation over 3 floors and being extended to the ground floor the property has an 18'2" x 11'0" lounge, a dining room and a kitchen with a range of fitted units. Rising to the first floor there are 2 bedrooms plus a 3 piece bathroom suite. Rising to the second floor are 2 double bedrooms. To the rear of the property there is an enclosed garden currently overgrown and in need of landscaping. Throughout the property there is gas central heating and uPVC double glazing and was previously let out on a HMO basis in the previous 20 years having since being rented out on a non HMO in the most recent years. Due to it's position the property is located within easy reach of amenities that Lincoln has to offer. For further information contact Starkey&Brown. Council tax band: A. Freehold.



Access to property via shared passageway

Front door leading into:

Entrance Hall

Having radiator, stairs rising to first floor and access to 2 reception rooms and kitchen.

Kitchen

10' 11" x 11' 11" (3.32m x 3.63m)

Having a range of base and eye level units with space and plumbing for white goods, uPVC double glazed window to front aspect, wall mounted Worcester gas boiler, radiator and tiled flooring.

Dining Room

12' 9" x 8' 9" (3.88m x 2.66m)

Having internal window and understairs storage cupboard.

Extended Lounge

18' 2" x 11' 0" (5.53m x 3.35m)

Having Velux window, radiator and uPVC double glazed window and sliding doors to garden to the rear aspect.

First Floor Landing

Bedroom 1

12' 0" x 11' 0" (3.65m x 3.35m)

Having uPVC double glazed window to front aspect, built-in wardrobe with mirror sliding doors.

Bedroom 2

8' 4" x 9' 6" (2.54m x 2.89m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

5' 8" x 8' 4" (1.73m x 2.54m)

Having panelled bath, low level WC, hand wash basin unit, chrome heated hand towel rail, uPVC ceiling cladding, tiled floor and surround, extractor unit and electric shower over bath.

Second Floor Landing

Bedroom 3

10' 11" x 11' 11" (3.32m x 3.63m)

Having uPVC double glazed window to front aspect, radiator and built-in wardrobe over the stairs.

Bedroom 4

12' 5" x 11' 7" max (3.78m x 3.53m)

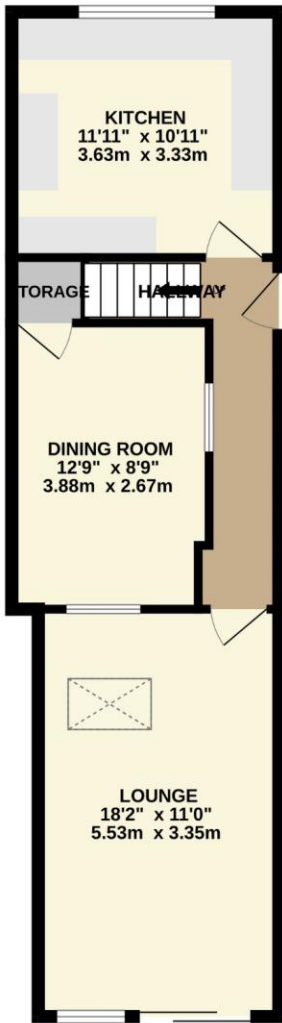
Having uPVC double glazed window to rear aspect, radiator and access into eaves storage.

Outside Rear

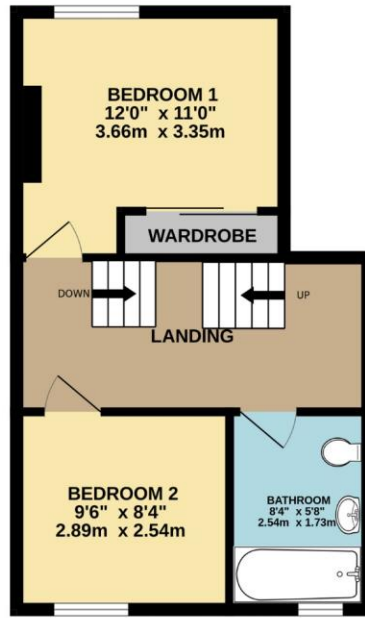
Having an enclosed garden which is currently overgrown and in need of maintenance and also accessed via shared passageway.



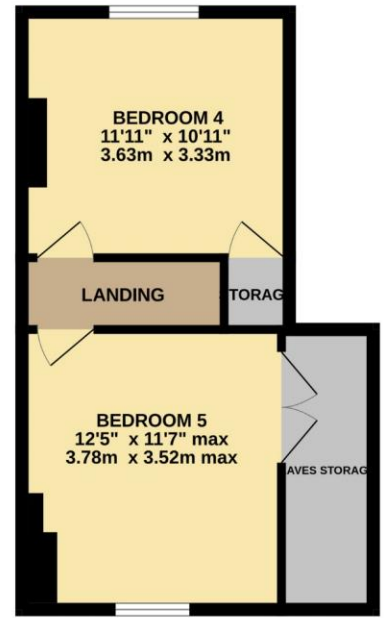
GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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