



**Monks Road, Lincoln LN2 5HW**



**welcome to**

## **Monks Road, Lincoln**

Fantastic investment opportunity located within walking distance of the University, Hospital and the City Centre. The property briefly comprises of lounge, dining room, kitchen, ground floor bedroom and two shower rooms. To the first floor landing there two further bedrooms



### **Lounge**

13' 3" max x 11' max ( 4.04m max x 3.35m max )

Door leads into the property, window to front aspect, radiator

### **Dining Room**

11' 9" x 9' 1" ( 3.58m x 2.77m )

Window to front aspect, radiator

### **Kitchen**

11' 6" x 8' 3" ( 3.51m x 2.51m )

Plumbing for washing machine, inset one bowl sink and drainer, c/h boiler, electric hob and oven, extractor fan, window to front aspect

### **Downstairs Bedroom**

13' 8" x 16' 9" ( 4.17m x 5.11m )

window to front aspect, skylight window

### **Shower Room**

WC, shower cubicle, radiator, window to front aspect

### **Shower Room**

Shower cubicle, WC, wash hand basin

### **First Floor Landing**

#### **Bedroom Two**

8' 3" x 12' 5" ( 2.51m x 3.78m )

Two windows to front aspect, radiator

#### **Bedroom Three**

11' 10" x 8' 8" ( 3.61m x 2.64m )

window to front, radiator



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## Monks Road, Lincoln

- REDUCED FROM £130,000 TO £120,000
- THREE BEDROOM INVESTMENT OPPORTUNITY -  
LOUNGE & DINING ROOM
- WELL SITUATED
- TWO SHOWER ROOMS
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: D

offers in excess of

**£120,000**



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Property Ref:  
LCR117631 - 0006

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Please note the marker reflects the  
postcode not the actual property