

**Old Vicarage Gardens, Skellingthorpe, Lincoln**

**Auction Guide £525,000**



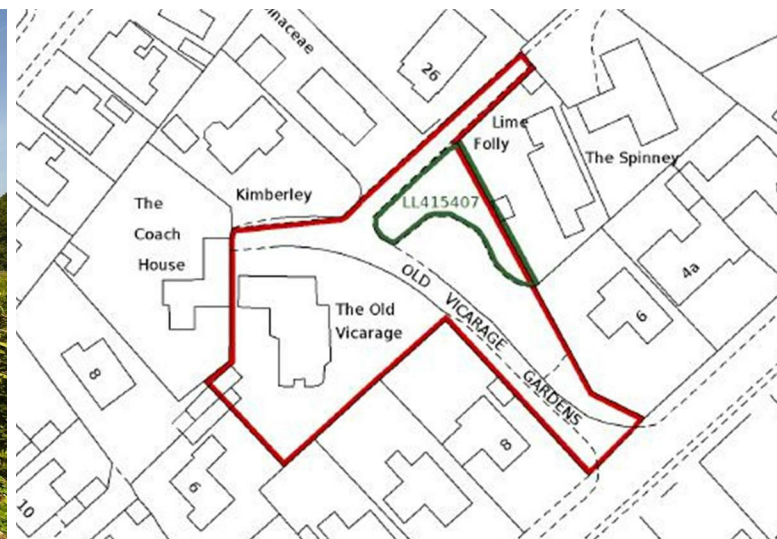


## Old Vicarage Gardens, Skellingthorpe, Lincoln

House - Detached  
9 Bedrooms, 5 Bathrooms

Auction Guide £525,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Four Self Contained Flats
- Fully Let with £31,620PA Income
- 6.0% Existing Gross Yield
- Sold with No Onward Chain
- Tenure: Freehold
- Council Tax Bands: A,A,A,A / EPC Ratings: C,C,D,D





Rare opportunity to purchase this converted mid-19th century Victorian Gothic Revival former Vicarage in the village of Skellingthorpe. Believed to have been built around 1860, since converted into four self contained flats, fully let with an income of £31,620 per annum. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Sold with no onward chain.

Skellingthorpe village benefits from local amenities to include shops, primary schooling and public houses. Regular bus service is available into the City Centre and with easy access to the A46 bypass.

EPC Ratings:

- Flat 1 (C)
- Flat 2 (C)

- Flat 3 (D)
- Flat 4 (D)

Council Tax Bands:

- Flat 1 (A)
- Flat 2 (A)
- Flat 3 (A)
- Flat 4 (A)

Tenure - Freehold

Agent note-  
Flat 3 & 4 marketing photos used were taken prior to the current tenancy. Please see the 360 virtual tour for current condition.



Hard wired smoke and heat detectors are present within the flats and communal areas. Fire Alarm panel present in the communal entrance.

All flats are provided with portable CO2 detectors, room thermostats and radiators with TRVs.

Cellar is accessible via Flat 4 only having been tanked previously but has been sealed for 6 years.

Potential development opportunity with the generous private parking area as a plot to create a separate residential dwelling, STPP.

The Old Vicarage whilst not listed, is classed as sensitive.

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450. These services are optional.

#### Investment Opportunity

EXISTING GROSS YIELD (based on auction starting guide of £525,000) - 6.0%

Flat 1 (with private garden) - £545pcm (Projected rent level £695pcm)

Flat 2 - £545pcm (Projected rent level £650pcm)

Flat 3 - £650pcm

Flat 4 (with private garden) - £895pcm

-Total - £2635pcm-

#### Current tenancies -

Flat 1 (with private garden) - periodic tenancy

Flat 2 - periodic tenancy

Flat 3 - AST September 2024

Flat 4 (with private garden) - AST October 2024

#### Flat 1

- Hall -

Entrance door, laminate flooring, intercom phone, radiator, mains consumer unit, pendant fitting and loft hatch access.

- WC - 1.8x1.0

PVC window, laminate flooring, radiator, light fitting, wall mounted sink and WC.

- Lounge - 4.7x4.2 (max measurements).

PVC window, carpet flooring, light fitting and a radiator.

- Kitchen - 4.2x2.3

Base and eye level units, roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for an electric cooker, space for a fridge freezer plus further space and plumbing for a washing machine. PVC window, laminate flooring, light fitting, radiator and an Ideal combination boiler.

- Hallway -

Carpet flooring, pendant fitting.

- Bedroom - 5.4x2.7 (max measurements).

PVC bay window, carpet flooring, radiator and a pendant fitting.

- Bathroom - 2.3x1.6

Wall mounted sink, panel bath with shower head and hose attachment, PVC window, carpet flooring, pendant fitting and a radiator.

- Bedroom - 4.5x4.2

PVC window, carpet flooring, radiator and a pendant fitting.

- Private garden -

Flat 1 benefits from a private garden being accessed via the communal entrance way.

#### Flat 2

- Hall -

Entrance door, carpet flooring, intercom phone, radiator and a pendant fitting.

- Lounge - 4.3x4.2 (max measurements).

PVC bay window, carpet flooring, pendant fitting and a radiator.

- Kitchen - 3.1x2.1

Base and eye level units, roll edge worksurfaces, tiled splash backs and an inset composite sink and drainer. Space for an electric cooker, fridge freezer plus further space and plumbing for a washing machine. PVC window, laminate flooring, pendant fitting, mains consumer unit and an Ideal combination boiler.

- Bedroom - 4.5x2.4

PVC window, carpet flooring, radiator and a pendant fitting.

- Bathroom - 3.1x2.1

WC, pedestal wash basin, panel bath with shower head and hose attachment, PVC window, carpet flooring, pendant fitting and a radiator.

- Bedroom - 5.4x2.7

PVC bay window, carpet flooring, radiator and a pendant fitting.

#### Flat 3

- Hall -

Entrance door, tiled flooring, intercom phone, radiator and two pendant fittings.

- Bedroom - 4.5x2.5

PVC window, carpet flooring, radiator and a pendant fitting.

- Bathroom - 2.8x1.5

Concealed cistern WC, vanity sink, panel bath with shower head and hose attachment, PVC window, tiled flooring, radiator, spot lit ceiling and an extractor.

- Kitchen - 4.2x2.3 (max measurements).

Base and eye level units, square edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a fridge freezer, space for an electric cooker plus further space and plumbing for a washing machine and dishwasher. PVC bay window, tiled flooring, pendant fitting, radiator and an Ideal combination boiler.

- Lounge - 4.5x4.0 (max measurements).

PVC bay window and French doors, carpet flooring, pendant fitting and a radiator.

Flat 4

- Hall -

Entrance door, laminate flooring, intercom phone, radiator, mains consumer unit, two light fittings, PVC window and access to the cellar.

- WC - 1.8x1.0

PVC window, laminate flooring, radiator, light fitting, wall mounted sink and a low level WC.

- Bedroom - 5.5x2.7 (max measurements).

PVC bay window, carpet flooring, radiator and a light fitting.

- Bedroom - 5.5x2.7 (max measurements).

PVC bay window, carpet flooring, radiator and a pendant fitting.

- Utility - 2.7x2.7

Base and eye level units, roll edge worksurfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a fridge freezer, further undercounter appliance space plus space and plumbing for a washing machine.

PVC door to the garden, tiled flooring, light fitting and an Ideal combination boiler.

- Bathroom - 2.7x1.6

Pedestal wash basin, panel bath with shower head and hose attachment, PVC window, tiled flooring, light fitting and a radiator.

- Lounge - 4.8x4.2 (max measurements).

Dual aspect PVC windows, carpet flooring, light fitting, two radiators and a feature fireplace with hearth and surround.

- Kitchen - 4.2x3.1

Base and eye level units, roll edge worksurfaces, tiled splash backs and an inset composite sink and drainer. Integrated appliances to include a fridge, freezer and dishwasher, space for an electric cooker, radiator, PVC window, laminate flooring, light fitting and the mains consumer unit.

- Hallway -

Laminate flooring, pendant fitting, radiator and a PVC side door.

- Bedroom - 2.9x2.4

PVC window, laminate flooring, radiator and a pendant fitting.

- Bedroom - 2.9x2.6

PVC French doors to the garden, laminate flooring, radiator and a pendant fitting.

- Shower Room - 1.7x1.5

Concealed cistern WC, wall mounted sink, walk in cubicle with rainfall shower and separate body spray attachment,

PVC window, tiled flooring, towel radiator, spot lit ceiling and an extractor.

- Private garden -

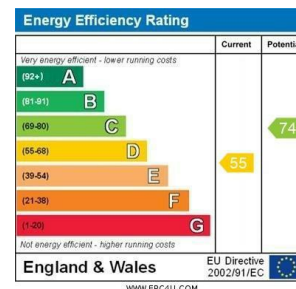
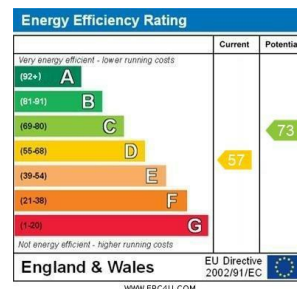
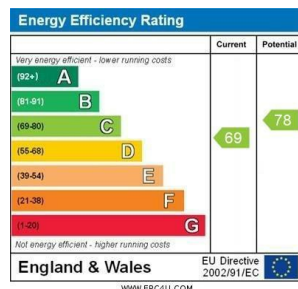
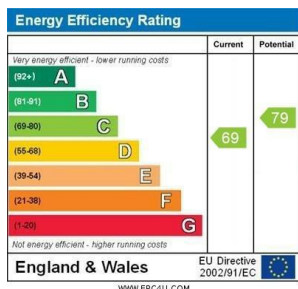
Flat 4 benefits from a private garden being accessed internally via the utility and bedroom or externally with gated access. Separately also benefitting from private parking for two vehicles to the side entrance.

Communal Areas

Shared front entry to the building leading into the hallway, carpet flooring, three pendant fittings and emergency lighting. Decorative staircase to the first floor with a window to the rear, understairs cupboard below housing lighting, PVC window and meters. There is a PVC door to the rear of the ground floor giving access to the private garden for Flat 1. Externally there is a private gated communal parking area, grounds laid to lawn, bin store and lighting.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 314.89 m<sup>2</sup>  
 3389.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.