

Middlebrook Road, Lincoln

Asking Price £140,000


MARTIN & CO

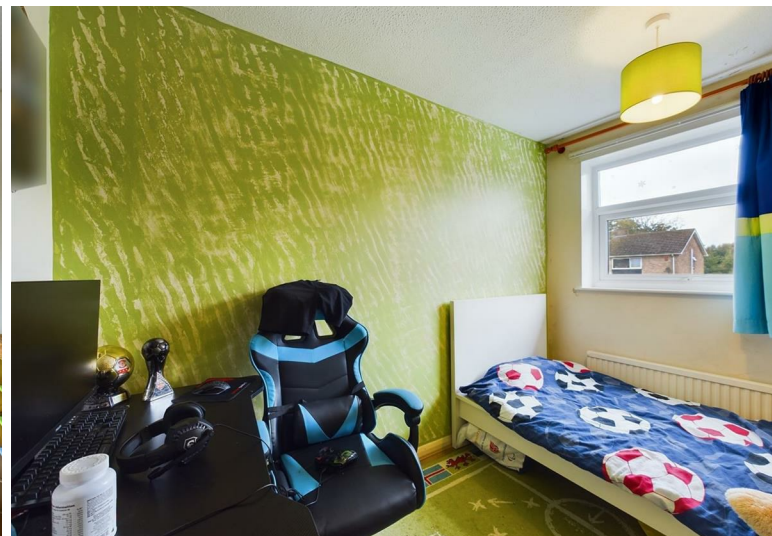
Middlebrook Road, Lincoln

House - Mid Terrace

2 Bedrooms, 1 Bathroom

Asking Price £140,000

- Investment Opportunity
- Tenants in Situ
- 5.8% Gross Yield
- Cul-De-Sac Setting
- Garage En Bloc
- No Onward Chain
- EPC - C / Council Tax - A
- Tenure - Freehold



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

INVESTMENT OPPORTUNITY - TENANTS IN SITU -
5.8% Gross Yield - Two bedroom mid-terraced home within a cul-de-sac setting, close to local amenities along Tritton Road. Comprising of a porch, hallway, kitchen and lounge/diner, two bedrooms and a bathroom. Gardens and garage en bloc. No onward chain.

The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

EPC Rating - C
Council Tax Band - A
Tenure - Freehold

Investment Opportunity
This property is available as an investment purchase with a long term tenant in situ on a periodic tenancy paying £685pcm.

Porch
5'2" x 4'5"
PVC entrance door and side panels, tiled flooring and a light fitting.

Entrance Hall
Laminate flooring, pendant fitting and a radiator.
Stairs rising to the first floor.



Kitchen

7'4" x 6'10"

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a freestanding gas cooker and fridge freezer plus further space and plumbing for a washing machine. Tiled flooring, PVC front window, light and extractor.

Lounge Diner

14'6" x 13'0" (max measurements).

PVC window and door to the rear aspect, laminate flooring, radiator, pendant fitting and an under stairs storage cupboard with lighting.

Stairs / Landing

Carpet flooring, pendant fitting, access to the loft and an airing cupboard housing the hot water cylinder.

Bedroom

13'0" x 8'2"

PVC window to the rear, laminate flooring, radiator, pendant fitting and built in wardrobe storage.

Bedroom

10'2" x 6'9"

PVC window to the front aspect, laminate flooring, radiator and a pendant fitting. Wall mounted Glow Worm gas central heating boiler.

Bathroom

6'9" x 5'11"

Low level WC, pedestal wash basin and a panel bath with electric shower over. Tiled flooring, PVC front window, radiator, light and extractor.

Outside

The front offers a garden being mainly laid to lawn with concrete pathways and lighting. On road parking is available.

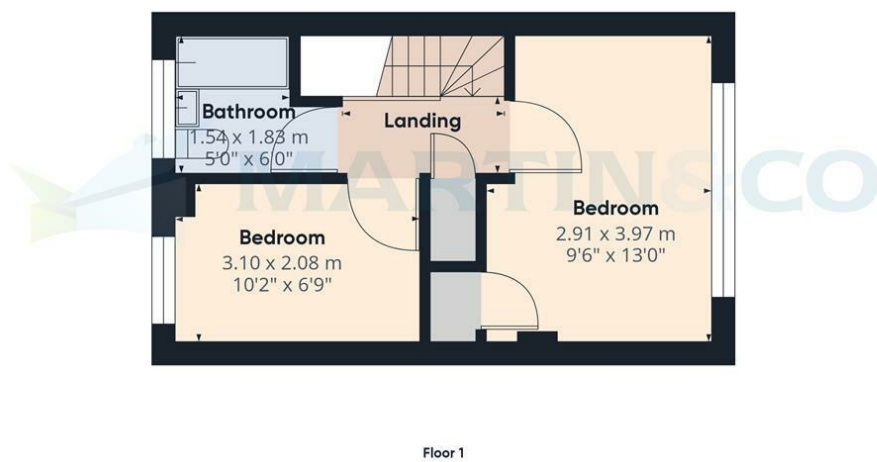
To the rear is an enclosed garden with patio and pathways, gravelled borders and two storage sheds plus gated access to the rear.

Garage

Located within a block, up and over door to the front.

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.



Approximate total area⁽¹⁾
52.55 m²
565.64 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.

