



Henry Street, Lincoln

Auction Guide £80,000



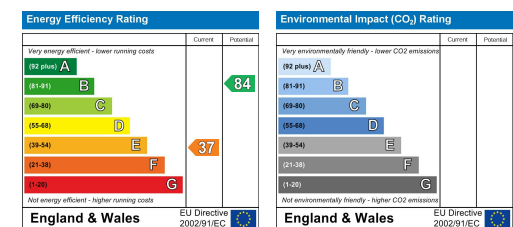
Henry Street, Lincoln

House - End Terrace

2 Bedrooms, 1 Bathroom

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- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- City Centre Location
- Renovation Required
- Private Passage
- Sold with No Onward Chain
- EPC - F / Council Tax Band - A
- Tenure - Freehold



Two bedroom end terraced home being offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Property offers fantastic potential with a full scheme of renovation being required to restore this family home. Sold with no onward chain. Comprising internally of an private passage and entrance hall, living room, dining room and kitchen, two bedrooms and a through study/bedroom plus a family bathroom.

Henry Street is just a short walk from Lincoln High Street with a variety of local amenities plus regular transport routes in and out of the City Centre.

EPC Rating - F

Council Tax Band - A
Tenure - Freehold

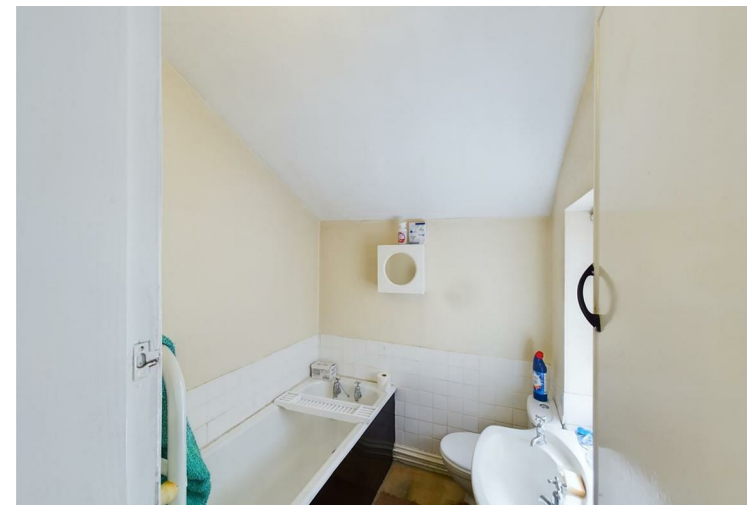
Auctioneer Comments

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 £349 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.

Entrance Hall
PVC entrance door, carpet flooring with stairs rising to the first floor.

Living Room
11'11" x 11'5" (max measurements).
Double glazed window to the front, pendant fitting, carpet flooring and a gas fire with hearth and surround.

Dining Room
13'0" x 11'4" (max measurements).
Double glazed rear view window, carpet flooring, gas fire with hearth and surround, pendant fitting plus an under stairs cupboard housing the fuse box, electric and gas meters.

Kitchen
16'2" x 6'3" (max measurements).
Base and eye level units with roll edge worksurfaces and an inset stainless steel sink and drainer.
Freestanding cooker, space and plumbing for a washing machine with further space for a fridge freezer. Carpet tiled flooring, light fitting and a wall mounted gas heater. Two PVC side windows and a PVC door leading to the courtyard.

Stairs / Landing
Carpet flooring, pendant fitting and an electric storage heater.

Master Bedroom
14'6" x 11'10"
Double glazed window to the front aspect, electric storage heater, pendant fitting, carpet flooring and an inbuilt wardrobe giving access to the loft hatch.

Bedroom 2
13'5" x 6'9"
Double glazed window to the rear, pendant fitting and carpet flooring.

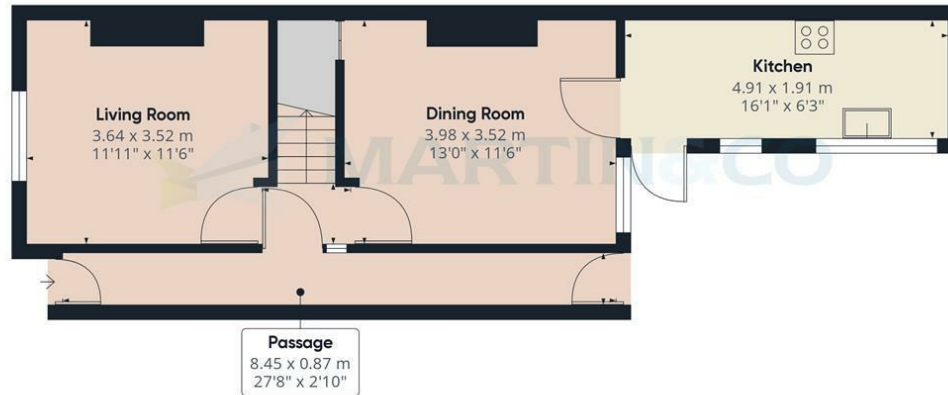
Study / Bedroom
7'3" x 10'7" (max measurements).
Double glazed window to the rear aspect, pendant fitting, carpet flooring and a fitted airing cupboard housing the hot water cylinder and timer.

Bathroom
5'8" x 6'4"
Low level WC, pedestal wash basin and a panel bath.

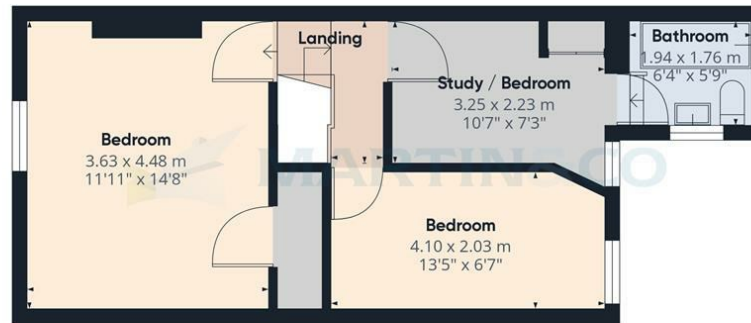
Heated towel rail, light fitting, carpet flooring and a double glazed side window.

Outside
To the front is on road permit parking. The private passageway gives access to both the property and rear courtyard which is fully enclosed and offers brick built storage.

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
83.67 m²
900.62 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.

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