



Station Road, North Hykeham

Auction Guide £190,000

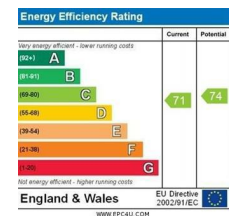
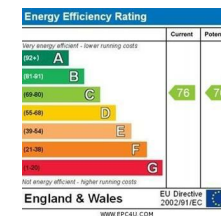


Station Road, North Hykeham

House - Semi-Detached
3 Bedrooms, 2 Bathrooms

Auction Guide £190,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Investment Opportunity
- 8.2% Gross Yield - Tenants in Situ
- Converted Semi-Detached Home
- Sold with No Onward Chain
- EPC - C/C / Council Tax Band - A/A
- Tenure - Freehold



Converted semi-detached investment opportunity separated into two self contained flats offering a gross yield of 8.2% being offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Sold with No Onward Chain.

Flat 2 Ground Floor:

Entering into the Kitchen and giving access to the living room, two bedrooms and a shower room.

Flat 1 First Floor:

Entering into hallway with stairs rising to the accommodation and giving access to the living room, kitchen, one bedroom and a shower room.

North Hykeham offers a wealth of amenities within easy reach including schooling of all ages and

transport links to include road and rail plus a regular bus service.

EPC Rating - C / C
Council Tax Band - A / 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.

INVESTMENT OPPORTUNITY

The property benefits from being sold with tenants in situ with Flat 2 on a periodic tenancy and Flat 1 on a fixed term AST until February 2025.

Each flat currently achieves £650pcm, offering a gross yield of 8.2%.

Both flats are independently metered.

Flat 2: Ground Floor

Kitchen - 5.096 x 2.309

Base and eye level units with roll edge work surfaces and an inset stainless steel sink and drainer. Fitted oven, electric hob and extractor over, space for a fridge freezer plus further space and plumbing for a washing machine. Laminate flooring, light fittings, radiator, two PVC windows and entrance door plus a wall mounted Worcester gas boiler and controls.

Hallway -

Laminate flooring and a pendant fitting.

Shower Room - 2.335 x 1.461

Concealed cistern WC and vanity sink, walk in double cubicle with thermostatic mixer shower. Laminate flooring, PVC window, heated towel rail, light and extractor.

Bedroom - 2.338 x 2.267

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

Living Room - 4.014 x 3.612

Dual aspect room with two PVC windows, pendant fitting, carpet flooring, radiator and an under stairs storage cupboard.

Bedroom - 4.071 x 4.025 (max measurements).

PVC bay window, carpet flooring, radiator and a pendant fitting. Wall mounted cupboard housing the mains consumer unit and electric meter.

Flat 1: First Floor

Entrance

PVC entrance door, laminate flooring and a wall mounted cupboard housing the mains consumer unit and electric meter. Stairs rising to the first floor.

Living Room - 4.034 x 3.329 (max measurements).

PVC window, carpet flooring, radiator and a pendant fitting. Inbuilt over stairs storage cupboard.

Hallway

Carpet flooring, two pendant fittings, access to the loft and wall mounted boiler controls.

Bedroom - 3.647 x 3.110

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

Shower Room - 2.006 x 1.495

Concealed cistern WC and vanity sink, walk in double

cubicle with thermostatic mixer shower. Vinyl flooring, PVC window, heated towel rail, light and extractor.

Kitchen - 2.855 x 2.408

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, electric hob and extractor over, freestanding Hoover washing machine plus space for a fridge freezer. Vinyl flooring, light fitting, radiator, PVC window plus a wall mounted Worcester gas boiler.

Outside

To the front is a lawned garden area, gravelled areas and planted borders extending to the side with pathways giving access to both apartments. To the rear of the properties is a block paved driveway for off road parking.

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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 **Flat 2**

Approximate total area⁽¹⁾

93.62 m²
1007.72 ft²

Reduced headroom

0.2 m²
2.15 ft²



Floor 1 **Flat 1**

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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.