



BRITISH
PROPERTY
AWARDS

2023
★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold TruSted
Service Award

2023 feefo



INVESTMENT OPPORTUNITY: 10, 10A & 10B West Street
Horncastle, Lincolnshire. LN9 5JF





10, 10A & 10B West Street, Horncastle

A mid-terrace Georgian property, set to a prominent position on the popular West Street in Horncastle, currently comprising a studio flat, one bedroom two-storey flat to front and another to rear. In all, the accommodation is spread across three floors; within walking distance for most of the full range of services and amenities found in this Georgian market town.

Horncastle is a mid-Lincolnshire Georgian market town situated on the southern edge of the Lincolnshire Wolds at the crossroads of the A158 and A153, approximately 21 miles east of Lincoln. The town has a growing population of approx. 7,000 and offers a good variety of shops, schools and services and serves a wide rural area.

The property is situated on West Street, within walking distance for most people to the town centre and its many local amenities.



GENERAL DESCRIPTION

The property comprises a three storey mid-terraced property, once a shop front onto this now-residential series of properties at the eastern end of West Street.

There are three flats in all; ground floor studio flat and first + second floor one bedroom flat to the front; ground & second floor one bedroom flat to the rear.



APARTMENTS

The main entrance door leads into a communal ground floor hall way, with access to 10 & the stairwell leading to 10A. 10B is accessed to the rear, with right of way up shared approach between numbers 14 and 16 West Street.

Each apartment offers a fitted kitchen and bath/shower room.

SERVICES

Mains services of electricity, water and drainage are connected to the building. Each apartment is individually metered for electricity and water.

The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

TENURE

The property is understood to be freehold.

ENERGY EFFICIENCY RATINGS

10 West Street – E
10A West Street – E
10B West Street – D

ANTI-MONEY LAUNDERING

Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents Horncastle Office.

VIEWING

Strictly by appointment through our Horncastle office.
Old Bank Chambers, Horncastle, LN9 5HY
T. 01507 522222
E. horncastle@robert-bell.org



Approximate total area⁽¹⁾
 1191.82 ft²
 110.72 m²

Reduced headroom
 19.59 ft²
 1.82 m²

Key
 10 West Street
 10A West Street
 10B West Street

(1) Excluding balconies and terraces

☒ Reduced headroom
 (below 1.5m/4.92ft)

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

GIRAFFE360



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
 Tel: 01507 522222
 Email: horncastle@robert-bell.org

www.robert-bell.org

