



Cranwell Street, Lincoln



£190,000

- INVESTMENT PROPERTY
- CURRENTLY LET AT £18,360 PER ANNUM
- Three Storey Bay Fronted
- Four Lettable Bedrooms
- Two Shower Rooms
- High Street City Centre Location
- Freehold
- EPC rating C



ATTENTION INVESTORS!! - CURRENTLY LET AND ACHIEVING £18,360 PER ANNUM this bay fronted mid terraced house is located just of the High Street and within easy walking distance of the city centre and University. Offered for sale with no chain complete with contents the accommodation is laid out over three floors with a bedroom, living space, kitchen and shower room to the ground floor, two more double bedrooms and shower room to the first floor and a fourth double bedroom to the second floor. The property benefits from upvc double glazing, gas central heating and to the rear is an enclosed yard.

Entrance

The property is entered via a partly glazed door to the side elevation leading into the entrance hall with stairs to the first floor landing.

Bedroom One 3.4m x 3m (11ft x 10ft)

With bay window to the front elevation and radiator.

Living Space 3.7m x 3.7m (12ft x 12ft)

With French doors to the rear, radiator and opening through to the kitchen.

Ground Floor Shower Room 2.4m x 0.9m (8ft x 3ft)

With double shower, pedestal wash basin, low level wc and heated towel rail.



Kitchen 3m x 1.8m (10ft x 6ft)

With window to the side elevation, range of base and eye level units with worktop, stainless steel sink, tiled splashback, built in electric oven, gas hob with stainless steel chimney style extractor, plumbing for washing machine and space for fridge freezer.

First Floor Landing

With stairs to the second floor.

Bedroom Two 3.4m x 2.4m (11ft x 8ft)

With window to the rear elevation and radiator.

Bedroom Three 3.4m x 2.7m (11ft x 9ft)

With window to the front elevation and radiator.

Shower Room 2.4m x 1.8m (8ft x 6ft)

With window to the front elevation, heated towel rail, corner shower cubicle, low level wc and pedestal wash basin.

Second Floor Landing

With stairs taken from the first floor.

Bedroom Four 5.2m x 4m (17ft x 13ft)

With velux windows to the front and rear elevations, radiator.

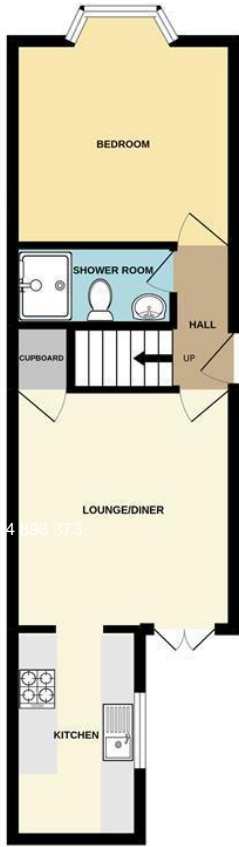
Outside

To the rear of the property is an enclosed yard with brick built outbuildings.

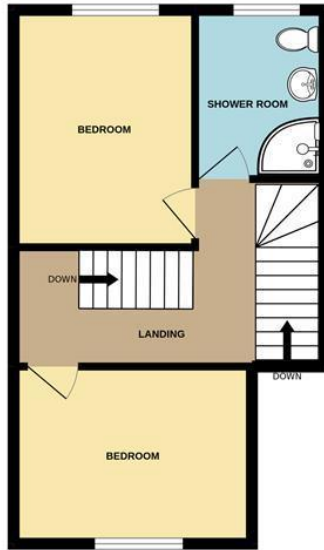
Agents Note

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GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



CRANWELL STREET, LINCOLN, LN5 8BH

TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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