



Cranwell Street, Lincoln



**£182,000**

- 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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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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