



St Catherines Grove, Lincoln



£225,000

- Mid Terrace House
- HMO
- Five bedrooms
- Bay Fronted
- Ideal Investment
- No Onward Chain
- Freehold
- EPC rating E



Five bedroom, terraced house HMO, Current yearly income of 16,428 with four of the five rooms currently let. The property is within walking distance of local amenities and town centre. The property offers entrance hall, sitting room, bedroom one with en-suite, kitchen diner, bathroom and WC to the ground floor. To the first floor there are four bedrooms, shower room and bathroom. Outside the property to the rear there is an enclosed garden laid to lawn. The property is being sold with NO ONWARD CHAIN.

Entrance Hall

external door to front aspect and stairs to first floor.

Sitting Room

2.8m x 3.6m (9.33ft x 11.82ft)

Window to rear aspect and radiator.

Bedroom One

3.8m x 3.6m (12.53ft x 11.9ft)

Bay Window to front aspect and radiator.

En-Suite

0.8m x 2.3m (2.74ft x 7.65ft)

Fitted with shower cubicle, low level WC, wash hand basin and radiator.



Kitchen Diner

2.4m x 6.7m (7.93ft x 21.92ft)

Windows and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, free standing cooker, plumbing for washing machine and dishwasher, space for fridge and freezer and radiator.

Bathroom

1.5m x 1.9m (5ft x 6.19ft)

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC and radiator.

WC

0.9m x 1m (2.9ft x 3.18ft)

Fitted with low level WC and wash hand basin.

Landing

Access to loft.

Bedroom Two

2.2m x 3.7m (7.08ft x 12.02ft)

Window to front aspect and radiator

Bedroom Three

2.7m x 3.6m (8.81ft x 11.92ft)

Window to front aspect and radiator.

Bedroom Four

3m x 2.7m (9.99ft x 8.89ft)

Window to rear aspect and radiator.

Shower Room

Fitted with shower cubicle and wash hand basin.



Bedroom Five

2.4m x 3.5m (7.82ft x 11.43ft)

Window to rear aspect and radiator.

Bathroom

1.5m x 1.9m (5.02ft x 6.32ft)

Window to side aspect and fitted with panel bath with shower over, low level WC and radiator.

Outside

To the rear of the property there is an enclosed garden laid to lawn and shed.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not guaranteed and no guarantee as to their quantity or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		