



St Catherines Grove, Lincoln



£145,000

- Mid Terrace House
- HMO
- Five bedrooms
- **Immediate 'exchange of contracts' available**
- **Sold via 'Secure Sale'**
- No Onward Chain
- Freehold
- EPC rating E



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £156,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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.

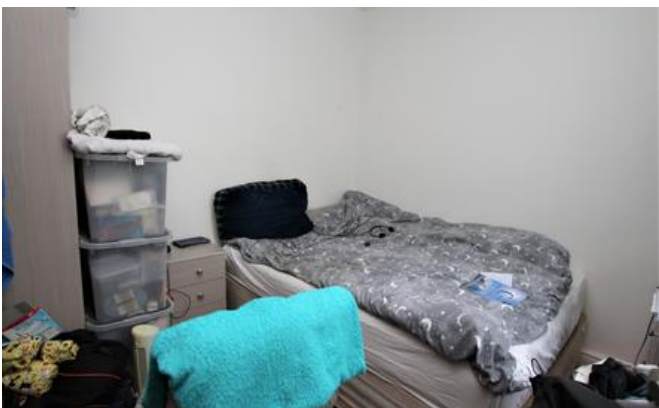
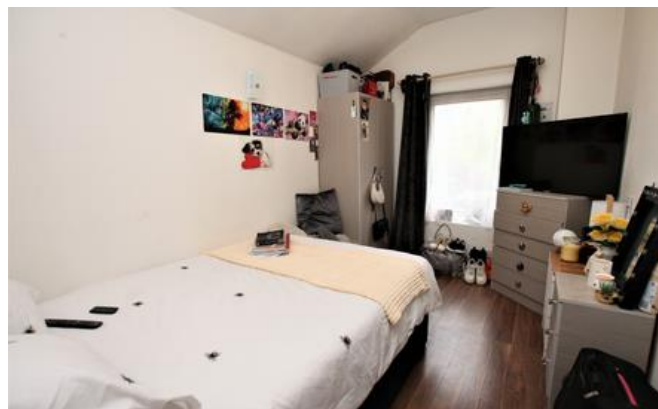
Entrance Hall

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

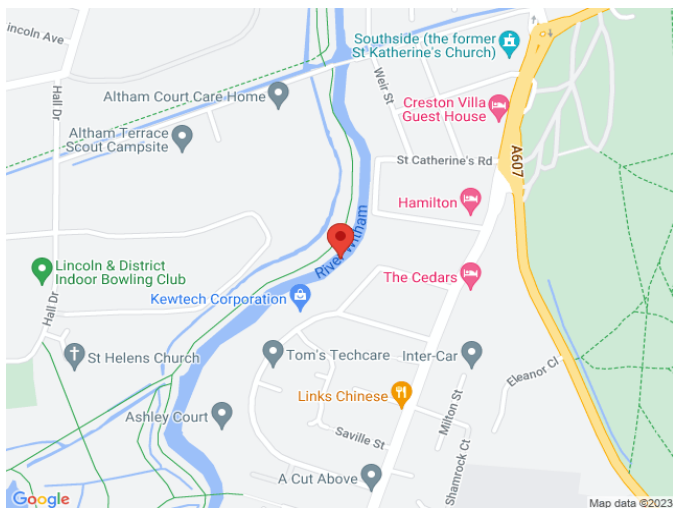
To the rear of the property there is an enclosed garden laid to lawn and shed.

Agent Note

Floorplan



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.
Whilst 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 misstatement. The 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.
Made with Mapbox (2023)



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		



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