



Monks Road , Lincoln



£239,950

- Converted End Terraced House
- Three Separate Apartments
- Two One Bedroom Apartments
- One Two Bedroom Apartment
- Close to City Centre
- Ideal Investment Opportunity
- Freehold
- EPC Grade C



ATTENTION INVESTORS! Potential Gross Return of approx £24,600.

This large end terraced house has been separated into three individual apartments and is located in the eastern side of Lincoln City Centre. Flat One is located on the ground floor and comprises of Open Plan Living Kitchen, One Bedroom and a Shower Room. Flat Two is on the first floor and comprises of Entrance Hall, Open Plan Living Kitchen, Two Bedrooms and a Shower Room. Flat Three is on the ground floor and comprises of Living Kitchen, Bedroom and Shower Room.

FLAT ONE

Lounge/Kitchen 15'6" x 13'3"

Bay window to front, radiator, range of fitted kitchen cupboards with inset sink unit and built-in oven and hob.

Bedroom 10'9" x 8'9"

Window to rear and a radiator.

Shower Room 0.00m x 0.00m (0'0" x 0'0")

Tiled walls and floor, wash basin, W.C and shower enclosure.



FLAT TWO

Lounge/Kitchen 18'4" x 15'6"

Bay window to front, radiator, range of fitted kitchen cupboards with inset sink unit and built-in oven and hob.

Bedroom One 12'11" x 11'6"

Window to rear and a radiator.

Bedroom Two 10'5" x 8'10" Max.

Window to side and a radiator.

Shower Room

Tiled walls and floor, wash basin, W.C and shower enclosure.

FLAT THREE

Lounge/Kitchen 15'9" x 10'

Window to side, radiator, range of fitted kitchen cupboards with inset sink unit and built-in oven and hob.

Bedroom 10' x 8'8"

Windows to rear and side and a radiator.

Shower Room

Tiled walls and floor, wash basin, W.C and shower enclosure.

Agents 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.



GROUND FLOOR



1ST FLOOR



MONKS ROAD, LINCOLN, LN2 5PQ

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		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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