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33 Carr Street, Lincoln, LN1 1SU



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property it must be


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Asking Price £110,000



Cosy one-bedroom first-floor flat. Features a bright lounge-diner, fitted kitchen, double bedroom, and bathroom. Outside communal garden area. Conveniently located close to Lincoln University and city centre amenities. Ideal for first-time buyers or investors.

Key Features

- First floor apartment
- Close to city centre & university
- Ideal investment opportunity
- Perfect first time buy
- No forward chain
- Lounge-diner, fitted kitchen
- Double bedroom & bathroom
- Communal garden area
- EPC rating C
- Tenure: Leasehold



Introduction

Welcome to 33 Carr Street, a cosy one-bedroom first-floor flat located in central location of Lincoln city. This excellent property is perfect for first-time buyers or investors looking for a city location with no forward chain.

As you enter, you'll find an entrance hall that leads to all the main rooms. The lounge-diner is bright and airy, providing a comfortable space for relaxation and dining. The double bedroom is generously sized, offering ample space for your furnishings.

The kitchen is fitted with essential appliances and provides plenty of storage. The bathroom is well-appointed and includes a bath, shower, WC, and washbasin. Outside, there is a communal garden area, perfect for enjoying the sunshine or socializing with neighbours. Additionally, there is a secure storage shed for bikes, tools, or other items, and on-street permit parking is available.

Situated in the Carholme Road area of Lincoln, this property offers easy access to local amenities, schools, and public transport links. The vibrant city centre with its array of shops, restaurants, and attractions, is just a short walk away. Additionally, the property is conveniently close to Lincoln University, making it an attractive option for students and university staff.

This property presents an excellent investment opportunity, offering steady rental income potential due to its popular location. Alternatively, it is an ideal purchase for first-time buyers looking to step onto the property ladder.

There is no forward chain. Don't miss out on this opportunity to own a lovely flat in a good location.

Accommodation

Entrance Hall

3.26m x 1.71m (10'8" x 5'7")

Front entrance door, radiator, and telephone intercom entry system.

Lounge-Diner

4.47m x 3.47m (14'8" x 11'5")

Double glazed window to front aspect, and radiator.

Fitted Kitchen

3.53m x 2.45m (11'7" x 8'0")

Range of fitted base and wall units with contrasting work surfaces, space and plumbing for washing machine, space for cooker, extractor canopy, single stainless steel sink unit, space for fridge freezer, wall mounted gas fired central heating boiler concealed in cupboard, radiator, vinyl flooring, and double glazed window to rear aspect.

Double Bedroom

3.29m x 3.26m (10'10" x 10'8")

Double glazed window to front aspect, and radiator.

Bathroom

2.35m x 1.77m (7'8" x 5'10")

Fitted suite comprising, panelled bath with mains shower unit over and shower screen, pedestal wash hand basin, and low-level WC. There are tiled splash backs, vinyl flooring, radiator, and double glazed window to rear aspect.

Outside

Communal Garden Area

Located to the rear of the building. There is a lawned communal garden area.

Secure Storage Shed

Brick built storage shed, ideal for storing bicycles and tools.

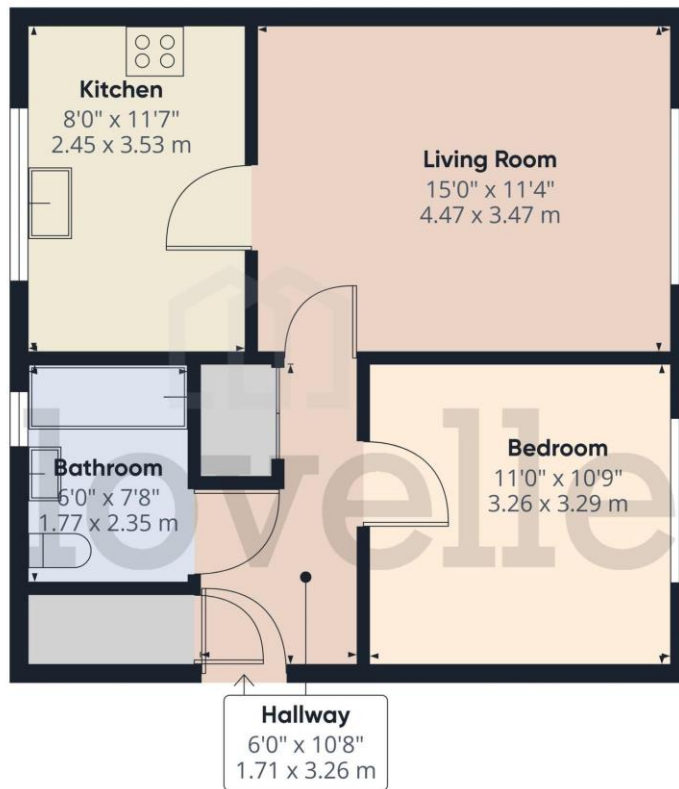
Lease & Service Charge Information

125-year lease with 115 years remaining. June 2015 - May 2140.

The annual service charge is £269.31 (Paid at £67.33 per quarter).

There is ground rent payable of approx £10 per year.





Approximate total area⁽¹⁾
500.31 ft²
46.48 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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