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61 Gaunt Street, Lincoln, LN5 7PU



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property it must be

  
lovelle



Asking Price £150,000



Don't miss out on this three-bedroom mid-terrace house in a prime Lincoln location. Perfect for first-time buyers or investors, this property offers a blend of comfort and potential. With no onward chain and room for personal touches, it's ready for you to make it your own.

### Key Features

- Three bed mid terrace house
- Ideal for first time buyers and investors
- Estimated rental yield 6% gross
- Opportunity to update cosmetically
- No onward chain
- Lounge & dining room
- Kitchen, ground floor shower room
- EPC rating (tbc)
- Tenure: Freehold
- Council tax band: A





## Introduction

Welcome to 61 Gaunt Street, a three-bedroom mid-terrace house located in the heart of Lincoln City. This well-presented property is perfectly suited for first-time buyers or investors, with an estimated gross yield of around 6%. Offering a blend of comfort and potential, this home provides a fantastic opportunity to add your personal touch through cosmetic modernisation.

As you step inside, you are greeted by a cosy lounge, leading through to a separate dining room, perfect for family meals or entertaining guests. The kitchen, while functional, offers scope for updating, allowing you to tailor it to your personal taste. The ground floor also features a practical shower room, ensuring convenience for everyday living.

Upstairs, the property comprises three bedrooms. The master bedroom is generously sized, providing ample space and comfort. The other two bedrooms are of average size, one is a double and the other a single bedroom, making them well-suited for children, guests, or as a home office. While the interiors could benefit from some modernisation, the overall condition is solid, making this home an excellent canvas for your creative ideas. To the rear of the property, you'll find a small courtyard garden, offering a private outdoor space for enjoying a morning coffee or a quiet evening. Although compact, it is a manageable outdoor space that's perfect for enjoying some fresh air without requiring much upkeep.

Situated close to local shops and amenities, 61 Gaunt Street offers the convenience of city living with easy access to everything you need.

The property is being sold with no onward chain, ensuring a smooth and hassle-free purchase.

Whether you're looking to step onto the property ladder or seeking a promising investment opportunity, this home offers great potential in a central and convenient location.

## Accommodation

### Living Room

3.48m x 3.78m (11'5" x 12'5")

Double glazed window to front aspect, wooden glazed front entrance door, radiator, laminate wood flooring, feature fireplace, and fitted cupboards to both alcoves.

### Hallway

0.83m x 0.86m (2'8" x 2'10")

Stairs leading to first floor landing.

### Dining Room

3.47m x 3.77m (11'5" x 12'5")

Double glazed window to rear aspect, radiator, laminate wood flooring, fitted shelving to alcove, and under stairs area.

## Kitchen

2.13m x 2.33m (7'0" x 7'7")

Fitted units and work surface, single stainless steel sink unit, space for cooker, space for fridge and freezer, tiled splash backs, ceramic tiled flooring, double glazed window to rear aspect, and glazed rear entrance door.

## Shower Room

1.90m x 2.13m (6'2" x 7'0")

Shower cubicle with mains shower unit, low level WC, and vanity wash hand basin with cupboard underneath. There are tiled splash backs, ceramic tiled flooring, airing cupboard housing gas fired central heating boiler, extractor fan, radiator, and two double glazed windows to rear aspect.

## Landing

0.87m x 2.30m (2'11" x 7'6")

Access to roof space, and radiator.

## Bedroom 1

3.49m x 3.78m (11'6" x 12'5")

Double glazed window to front aspect, feature fireplace, and radiator.

## Bedroom 2

2.42m x 4.47m (7'11" x 14'8")

Double glazed window to rear aspect, fitted wardrobes, and radiator.

## Bedroom 3

2.32m x 2.57m (7'7" x 8'5")

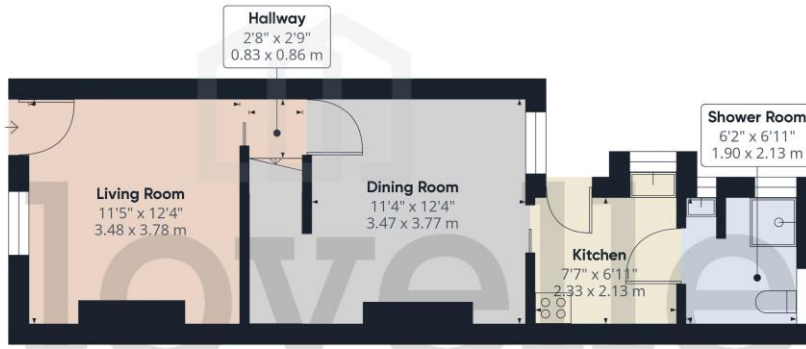
Double glazed window to rear aspect, radiator, and laminate wood flooring.

## Outside

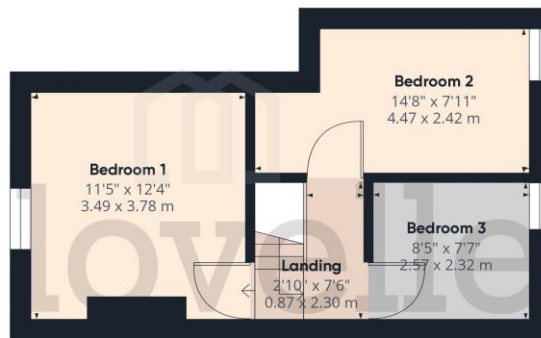
### Courtyard Garden

To the rear of the property, you'll find a small courtyard garden, offering a private outdoor space for enjoying a morning coffee or a quiet evening. Although compact, it is a manageable outdoor space that's perfect for enjoying some fresh air without requiring much upkeep.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
747.34 ft<sup>2</sup>  
69.43 m<sup>2</sup>

(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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