

309 & 309a Monks Road,

Lincoln, LN2 5LB

Book a Viewing!

Offers in the region of £180,000

An excellent investment opportunity to acquire a traditional Three Bedroom Mid Terrace Property together with a self contained One Bedroom Basement Flat, sold on same freehold title and offered together as one purchase. Both properties are currently tenanted and are being sold strictly to investors as an ongoing investment with tenants in situ. Each dwelling benefits from its own separate utilities, providing two independent income streams from a single acquisition. The combined rental income is £1,250 per calendar month (£700 pcm for 309 Monks Road and £550 pcm for 309a Monks Road), representing an approximate gross yield of 8.33%. This ready made investment offers immediate return and would make a strong addition to an established portfolio.





309 & 309a Monks Road, Lincoln, LN2 5LB







SERVICES
All mains services available. Gas central heating in 309 Monks Road. Electric radiators in 309a Monks Road

EPC RATING – 309 Monks Road – C

EPC RATING – 309a Monks Road – D

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.









309 MONKS ROAD

A spacious and traditional three bedroom terraced house offering well proportioned accommodation arranged over two floors, including Two Reception Rooms and Three Double Bedrooms.

ENTRANCE HALL

Accessed via the front entrance door with stairs rising to the first floor landing and a door leading through to the dining room.

LOUNGE

14' 9" x 11' 5" (4.5m x 3.48m) A bright reception room positioned to the front aspect, benefitting from a bay window that allows natural light to fill the space. Glazed panelled doors provide access through to the dining room, offering flexibility between open plan and separate living.

DINING ROOM

12' 1" x 11' 7" (3.68m x 3.53m) An additional reception room with a UPVC window to the rear aspect, providing ample space for dining furniture and direct access through to the kitchen.

KITCHEN

14' 4" x 8' 0" (4.37m x 2.44m) Fitted with a range of wall and base cupboard units complemented by tiled wall splashbacks and tiled flooring. The kitchen includes an electric oven and hob, stainless steel sink with drainer and mixer tap, integrated fridge and freezer and space for a washing machine. A UPVC window overlooks the rear aspect and a door provides external access to the rear yard. An understairs storage cupboard adds further practicality.

FIRST FLOOR LANDING

Providing access to three double bedrooms and the family bathroom.

BEDROOM 1

14' 9" x 14' 7" (4.5m x 4.44m) A front facing double bedroom with a UPVC window to the front aspect.

BEDROOM 2

12' 1" x 9' 2" (3.68m x 2.79m) A further double bedroom with a UPVC window to the rear aspect.

BEDROOM 3

11' 11" x 8' 0" (3.63m x 2.44m) A versatile room currently used as a playroom, offering flexibility as a third bedroom or home office, with a UPVC window to the rear aspect.

BATHROOM

Comprising a three piece suite including a bath with shower over, WC and pedestal wash hand basin. The room benefits from tiled walls, tiled flooring, inset spotlights, extractor fan and a frosted UPVC window to the side aspect.

OUTSIDE

To the rear there is a low maintenance yard accessed via steps from the kitchen.









309A MONKS ROAD

A self contained One Bedroom Basement Flat with its own separate Entrance, providing independent accommodation beneath the main house.

ENTRANCE HALL

Accessed via a private entrance door separate from the main property, with access into the open plan living area and double bedroom.

OPEN PLAN LIVING

11' 9" x 14' 8" (3.58m x 4.47m) A practical and well arranged space incorporating both lounge and kitchen areas. The kitchen is fitted with a range of wall and base cupboard units, stainless steel sink with drainer and mixer tap, electric oven and hob, integrated fridge and washing machine. A UPVC window faces the rear aspect and there is sufficient space for both lounge furniture and a dining table.

BEDROOM

8' 10" x 8' 0" (2.69m x 2.44m) A double bedroom with a UPVC window to the rear aspect.

EN-SUITE

Fitted with a three piece suite comprising of a shower enclosure with tiled splashback, WC and pedestal wash hand basin. The room is finished with tiled flooring, an upright chrome towel radiator and extractor fan.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 123.4 sq. metres (1328.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman

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