



## 10 Coleby Street

Lincoln, LN2 5NA



Book a Viewing!

**£120,000**

A two bedroom mid terraced property situated just off the ever-popular Monks Road area of Lincoln. In need of modernisation throughout, the property offers fantastic scope for improvement and presents an excellent opportunity for investors or buyers looking to add value. Offered for sale with no onward chain, the accommodation comprises of an entrance hallway, lounge, dining room, kitchen, conservatory/lean-to and stairs rising to the first floor landing leading two double bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear yard.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – 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.



## ACCOMMODATION

### ENTRANCE HALL

Accessed via a shared passageway, the entrance hall provides access to both ground floor reception rooms with stairs rising to the first floor landing.

### LOUNGE

13' 0" x 11' 5" (3.96m x 3.48m) With a large UPVC double glazed window to the front aspect, feature fireplace and radiator.

### DINING ROOM

15' 4 max" x 11' 5" (4.67m x 3.48m) A second reception room with UPVC double glazed window to the rear aspect, radiator, understairs storage cupboard, gas fire and a sliding door providing access into the kitchen.



### KITCHEN

9' 6" x 6' 8" (2.9m x 2.03m) Fitted with a range of wall and base units with tiled splashbacks and 1½ sink with mixer tap, spaces for washing machine and fridge freezer, gas oven and hob, two UPVC double glazed windows to the side aspect and a frosted glazed door leading into the conservatory/lean-to.

### CONSERVATORY/LEAN TO

8' 6" x 6' 8" (2.59m x 2.03m) A timber and glazed construction with windows to the side and rear aspects and a wooden glazed door leading to the rear yard. A versatile space currently used for storage.



### FIRST FLOOR LANDING

With access to both double bedrooms, family bathroom and loft space.

### BEDROOM 1

12' x 11' 5" (3.66m x 3.48m) A rear facing double bedroom with UPVC double glazed window to the rear aspect, radiator and over stairs storage cupboard.

### BEDROOM 2

12' 7" x 7' (3.84m x 2.13m) A front facing double bedroom with UPVC double glazed window to the front aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of bath with mixer taps, wash hand basin with tiled splashbacks and WC, radiator, frosted UPVC double glazed window to the front aspect and wall mounted boiler.

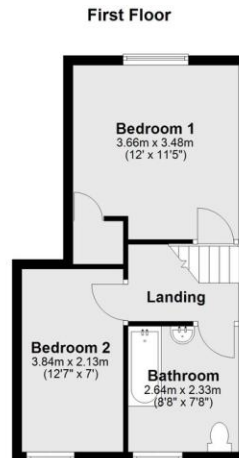


### OUTSIDE

To the front of the property there is a small entrance yard set behind a half brick wall. To the rear there is an enclosed yard with brick built outhouse sheds, accessed via a shared passageway, with additional access into the conservatory/lean-to.



Ground Floor



Total area: approx. 74.6 sq. metres (802.9 sq. feet)

**WEBSITE**

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SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, BrIDGE McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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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.

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**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 roughly checked.

**GENERAL**

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