



5 Clarina Street

Lincoln, LN2 5LZ

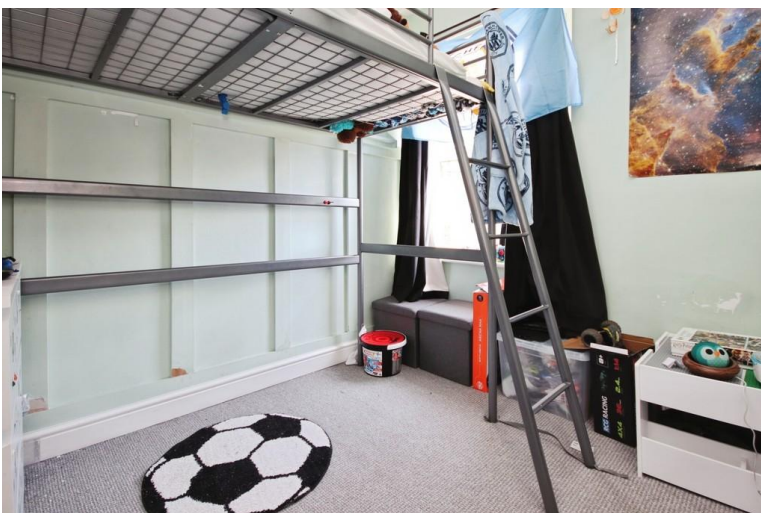


Book a Viewing!

£145,000

A spacious Four Bedroom End Terrace property, located within the popular Monks Road area and offered for sale with tenants in situ, providing a ready-made investment opportunity. The property offers well-proportioned accommodation set over Three Floors, generating an income of £875 per calendar month, representing a 7.24% yield. The internal accommodation briefly comprises of Entrance Hallway, Kitchen/Diner, Lounge, Ground Floor Bathroom and stairs rising to the First Floor Landing leading to three Bedroom and stairs to the Second Floor giving access to the Principle Bedroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

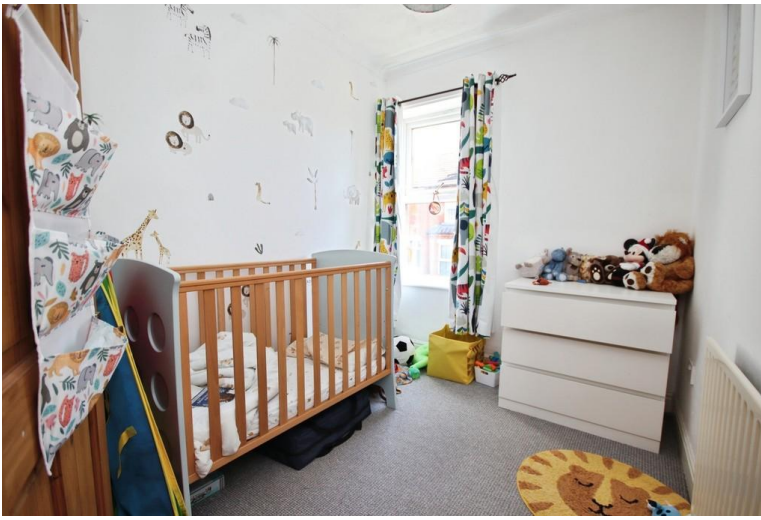
VIEWINGS - By prior appointment through Mundys.

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.

INVESTMENT INFORMATION

- Tenants in situ
- Current rental income: £875 pcm (£10,500 per annum)
- Gross yield: 7.24% (based on asking price)



ACCOMODATION

ENTRANCE HALL

Accessed via a shared passageway, with tiled flooring, access to the main living areas and stairs rising to the first floor.

LOUNGE

11' 6" x 11' 5" (3.51m x 3.48m) A bay fronted reception room with UPVC double glazed window, radiator, feature fireplace and glazed internal door.

KITCHEN/DINER

12' 3" x 11' 5" (3.73m x 3.48m) Fitted with a range of wall and base units with work surfaces over, incorporating a 1½ bowl sink with drainer and mixer tap, gas hob with electric oven and extractor over, tiled flooring, splashbacks, radiator, understairs storage cupboard, spaces for fridge freezer, washing machine and dining table. UPVC double glazed window to the rear aspect and door providing access to the rear yard.

BATHROOM

Fitted with a four piece suite comprising of bath, separate shower cubicle, WC and wash hand basin, tiled flooring, splashbacks, chrome heated towel rail, wall mounted gas boiler, extractor and frosted UPVC double glazed window.

FIRST FLOOR LANDING

Providing access to three double bedrooms with stairs rising to the second floor.

BEDROOM 1

18 max' x 14' 11" (5.49m x 4.55m) A spacious loft conversion with UPVC double glazed window to the rear aspect, offering a generous principal sleeping space.

BEDROOM 2

12' 4" x 11' 5" (3.76m x 3.48m) A rear-facing double bedroom with UPVC double glazed window, radiator and overstairs storage cupboard.

BEDROOM 3

8' 9" x 7' 6" (2.67m x 2.29m) A front facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 4

8' 9" x 7' 1" (2.67m x 2.16m) A further front facing double bedroom with UPVC double glazed window and radiator.

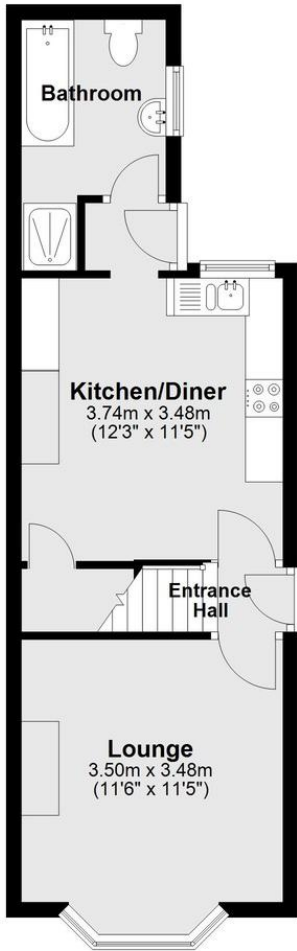
OUTSIDE

To the rear, there is a low maintenance enclosed yard, accessed via the kitchen diner or shared passageway. To the front, the property is set behind a low level brick wall with on-street parking available.



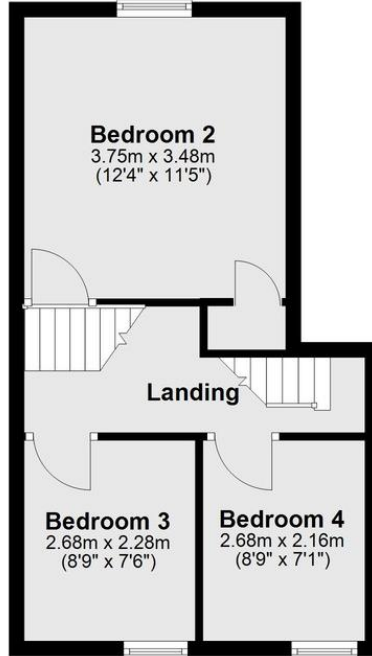
Ground Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



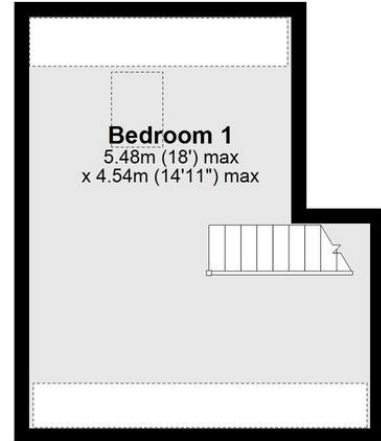
First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Second Floor

Approx. 21.9 sq. metres (236.2 sq. feet)



Total area: approx. 90.7 sq. metres (975.9 sq. feet)

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

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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & 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 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 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 are for the vendors (Lessors) for whom they act as Agents given 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 whatsoever in relation to this property.
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