



## 32 Beaufort Road

Lincoln, LN2 4SE



Book a Viewing!

**£160,000**

A well presented two bedroom End Town House situated on a corner plot with a good sized garden to the rear and a driveway providing ample off-street parking. Internally the property offers living accommodation to briefly comprise of Lounge, Kitchen and First Floor Landing leading to Two Bedrooms and Bathroom. The property is currently let for £645 pcm, offering an approximate yield of 5.33%. The property can be sold as an ongoing investment or with vacant possession upon completion.



## 32 Beaufort Road, Lincoln, LN2 4SE

### 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 Bishop Grosseteste College.

### ACCOMMODATION

#### LOUNGE

14' 9" x 10' 11" (4.5m x 3.35m) With staircase to the first floor, double glazed bay window to the front aspect and radiator.

#### KITCHEN

10' 11" x 7' 2" (3.35m x 2.2m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for fridge freezer, cooker and washing machine, tiled splashbacks, double glazed window to rear aspect, door to the rear garden and radiator.

#### FIRST FLOOR LANDING

With laminate flooring and airing cupboard.

#### BEDROOM 1

10' 11" x 8' 4" (3.35m x 2.55m) With two double glazed windows to the front aspect, laminate flooring, storage cupboard and radiator.

#### BEDROOM 2

7' 2" x 6' 0" (2.2m x 1.85m) With double glazed window to rear aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a gravelled driveway providing off-street parking for multiple vehicles. To the rear of the property there is a lawned garden with a patio seating area.

### KEY FACTS FOR BUYERS

#### SERVICES

All mains services available. Gas central heating.

#### EPC RATING – C.

#### COUNCIL TAX BAND – A

#### LOCAL AUTHORITY - Lincoln City Council

#### TENURE - Freehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here - [Mobile Checker](#)

**VIEWINGS** - By prior appointment through Mundys.

#### 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/SPECIALLY TRAINED VALUERS. Ring call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 55088 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

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

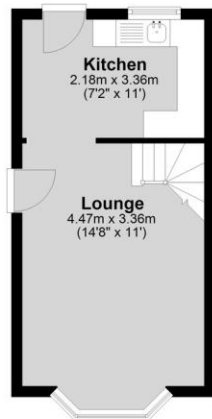
#### GENERAL

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 their own use and the vendors (Lessors) for whom they act as Agents give notice that:

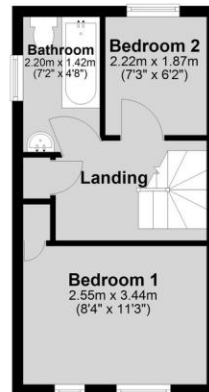
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
- All descriptions, dimensions, references to condition 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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**Ground Floor**  
Approx. 22.9 sq. metres (246.9 sq. feet)



**First Floor**  
Approx. 23.1 sq. metres (249.1 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 and 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.

