



Lincoln Street, Old Basford, NG6 0FX
Auction Guide Price £100,000 Freehold

54 Lincoln Street, Old Basford

4 Bedrooms, 2 Bathroom

Auction Guide Price £100,000

- Four Bedroom Mid Terrace House
- Full Renovation Required
- Cash Buyers
- Excellent Potential
- Steps From NET Tram Stop
- Close To City Hospital
- For Sale by Modern Auction – T & C's apply

ATTENTION INVESTORS - LOOKING FOR YOUR NEXT PROJECT? This deceptively spacious four bedroom three storey mid terrace provides a wealth of potential. Requiring a full renovation throughout the accommodation currently comprises of a hallway, two reception rooms, cellar access and a kitchen room to the ground floor, to the first floor is a generously sized double bedroom, a bathroom and a further room with versatile uses

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		



and to the second floor a further spacious double bedroom, second bathroom and a room previously used as a kitchen that has the potential for a further bedroom. Situated in this excellent location just steps from the nearest NET Tram Stop affording easy access to the City Centre, the City Hospital also within easy reach.

HALLWAY 13' 6" x 3' 7" (4.11m x 1.09m)

RECEPTION ROOM 13' 3" x 8' 11" (4.04m x 2.72m)
With access to the hall in turn providing access to the cellar.

RECEPTION ROOM 13' 8" x 12' 10" (4.17m x 3.91m)
With access to the hall in turn providing access to the cellar.

KITCHEN ROOM 9' 8" x 6' 9" (2.95m x 2.06m) With external door to the rear garden.

LANDING 12' 11" x 5' 2" (3.94m x 1.57m)

BEDROOM 13' 7" x 12' 10" (4.14m x 3.91m)

BATHROOM

BEDROOM/STUDY 7' 1" x 4' 3" (2.16m x 1.3m)

SECOND FLOOR LANDING 12' 9" x 5' 1" (3.89m x 1.55m)

BEDROOM 13' 7" x 12' 9" (4.14m x 3.89m)

BATHROOM

ROOM 11' 6" x 6' 7" (3.51m x 2.01m) Previously used as a kitchen could be utilised as a bedroom or further bathroom with the necessary amendments.

EXTERNAL The property has on road parking available to the front and a small garden to the rear.

AUCTIONEER COMMENTS This property is for sale

by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the



Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

REFERRAL ARRANGEMENTS The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will benefit you; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted, please be aware that the Auction Coordinator or Partner Agent may receive payment for the recommendation. Where this is the case, the Partner Agent and Auctioneer will inform you of any referral arrangements and any payment they will receive, prior to any services being taken by you.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.