



Yarborough Road, Lincoln



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Guide Price £140,000

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- City Location & NO ONWARD CHAIN
- Ground Floor Apartment
- Garden and parking
- Virtual Viewing Available
- EPC Rating D



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

CHARACTER Ground Floor TWO BEDROOM Apartment located in the highly sought after area of Yarborough Road. Perfectly positioned within walking distance of the City Centre and Bailgate and all the amenities they have to offer.

The accommodation on offer comprises Entrance Porch, Hall, Lounge, Kitchen, Two Bedrooms, Bathroom, and a Store Room. Outside there are gardens and a parking space accessed from Yarborough Terrace to the rear. The property also benefits from Gas Central Heating and uPVC Double Glazing.

The property was previously held as an investment property and is offered for sale with vacant possession and no onward chain.



Entrance Hall

Door to front, window to side and a built-in storage cupboard.

Lounge

51'8" x 51'1" (15.7m x 15.6m)

With bay window to front and electric fireplace.

Kitchen

57'2" x 39'1" (17.4m x 11.9m)

With french doors opening onto the garden, range of base and eye level units with inset sink unit.

Bedroom One

54'5" x 42'8" (16.6m x 13m)

With bay window to side, period fireplace and four door wardrobe.

Bedroom Two

47'4" x 39'1" (14.4m x 11.9m)

With two windows to the side elevation and a two door wardrobe.

Bathroom

27'7" x 21'11" (8.4m x 6.7m)

With three piece suite comprising Wash basin, W.C and panelled bath with shower over.

Outside

There are gardens laid to lawn with patio and shed. In addition, there is a store room accessible from inside the apartment that also has a door to outside.

Agent Notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Auction Notes

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

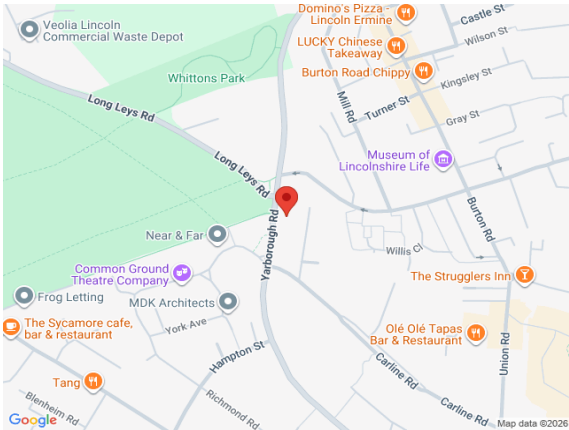


Floorplan



YARBOROUGH ROAD, LINCOLN, LN1 1HP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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