



22 Union Road, Lincoln, LN1 3BJ **Guide Price: £170,000 (£900 + VAT Buyers Fee)**

Description

A three storey mid-terrace property situated in a highly desirable position next to Lincoln Castle. The property comprises three bedrooms, two reception rooms, kitchen, bathroom, basement with further conversion potential. Outside offers on street parking and a walled rear yard. It requires a full scheme of refurbishment throughout, which once complete will create an ideal buy to let investment for the private rental sector or indeed holiday let market.

Entrance Porch

With stairs to first floor, door to;

Lounge

Single glazed sash windows with secondary glazing to front elevation, electric fire with open fireplace behind.

Dining Room

Double glazed casement window to rear elevation, electric fire, door to kitchen and further door down to basement level.

Kitchen

Double glazed windows to side and rear elevation, fitted wall and base units with stainless steel single drainer sink, built-in oven, four ring gas hob with extractor over, space and plumbing for washing machine, double glazed door and steps leading down to the rear garden.

First Floor

Bedroom One

Single glazed sash window with secondary glazing to front elevation, built-in wardrobes.

Bedroom Two

Single glazed sash windows with secondary glazing to front elevation, built-in wardrobe.

Bedroom Three

Double glazed casement window to rear elevation.

Bathroom

Double glazed casement window to rear elevation, three-piece suite comprising shower cubicle, pedestal wash basin, mid flush WC.

Landing

With loft access

Basement Level

Potential Bedroom Four

Double glazed casement window to rear elevation, door to

Rear Porch

With Door to rear garden and former coal store.

WC

With mid flush WC and single glazed window to side elevation.

Outside

The front elevation offers on street parking via a residence permit and a shared side passageway gives access to the rear walled courtyard with views of the castle walls.

Services

We understand the property offers mains water, gas, electric and main sewer connections. Hot water is currently via a single immersion heater in the loft.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or lincolnpropertyauctions@brown-co.com

Solicitors

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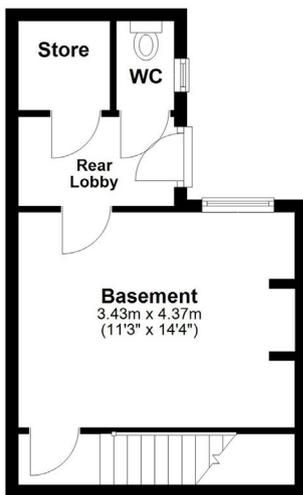
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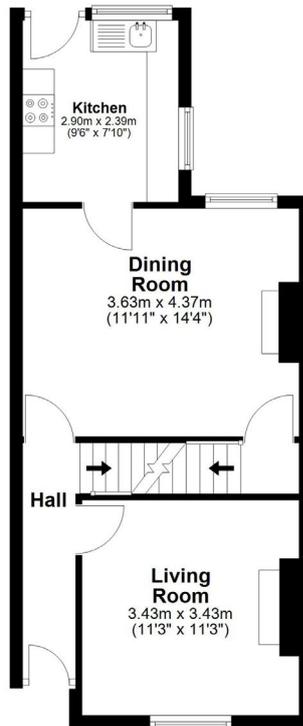




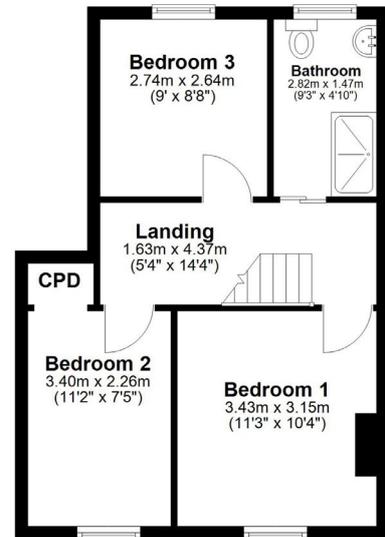
Basement
Approx. 26.6 sq. metres (286.6 sq. feet)



Ground Floor
Approx. 41.8 sq. metres (450.2 sq. feet)



Second Floor
Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 107.8 sq. metres (1160.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY.
THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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