



Lonsdale Place, Lincoln



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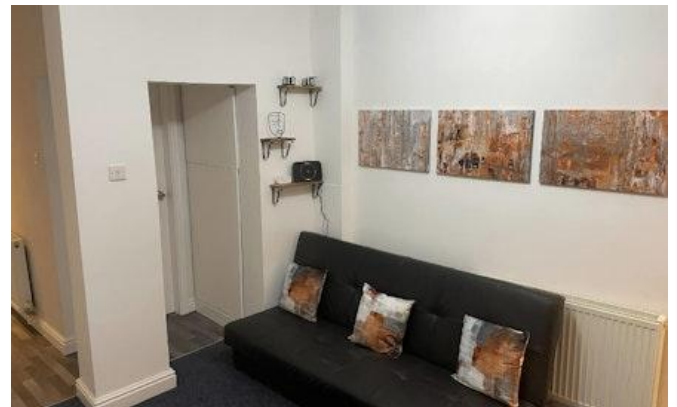
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£130,000

- City Centre Mid Terraced House
- Three Bedrooms & Bathroom
- Currently Tenanted & LET 25/26 Academic Year
- Living Room & Breakfast Kitchen
- No Onward Chain
- GCH & Upvc DG
- Freehold
- EPC rating D



Mid Terraced House situated in a cul de sac city centre position. Currently tenanted with a gross yield of 9% and with new tenants signed up for the next academic year until September 2026. The accommodation comprises Entrance, Living Room, Breakfast Kitchen, Downstairs Bedroom & Bathroom, First Floor Landing and Two Double Bedrooms.

The property benefits from Gas Central Heating and uPVC Double Glazing.

Entrance Hall

Door to side aspect.

Living Room

11'2" x 10'8" (3.4m x 3.3m)

Radiator and stairs to first floor.

Breakfast Kitchen

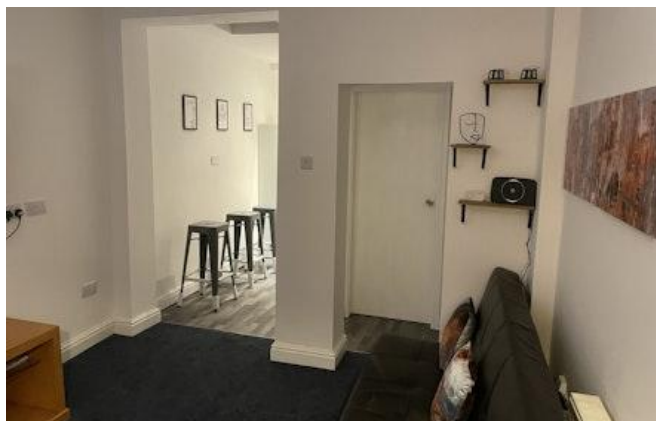
22'4" x 6'8" (6.8m x 2m)

Window and door to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Breakfast bar feature. Fitted oven with four plate hob and extractor hood over. Tiled splashbacks. Space and plumbing for washing machine. Built in storage cupboard.

Downstairs Bedroom

14'4" x 11'2" (4.4m x 3.4m)

Window to front aspect and radiator.



Downstairs Bathroom

Window to rear aspect. Fitted with a low level wc, wash hand basin and panelled bath with wall mounted electric shower appliance and glazed shower screen. Part tiled walls and heated towel rail.

First Floor Landing

Doors to Bedrooms.

Bedroom One

12'9" x 11'2" (3.9m x 3.4m)

Two windows to front aspect, radiator and fitted wardrobes.

Bedroom Two

11'3" x 10'8" (3.4m x 3.3m)

French doors to rear aspect leading to the roof terrace. Radiator.

Outside

To the rear of the property is an enclosed courtyard.

Flying Freehold

Please note that this property may be subject to a flying freehold.

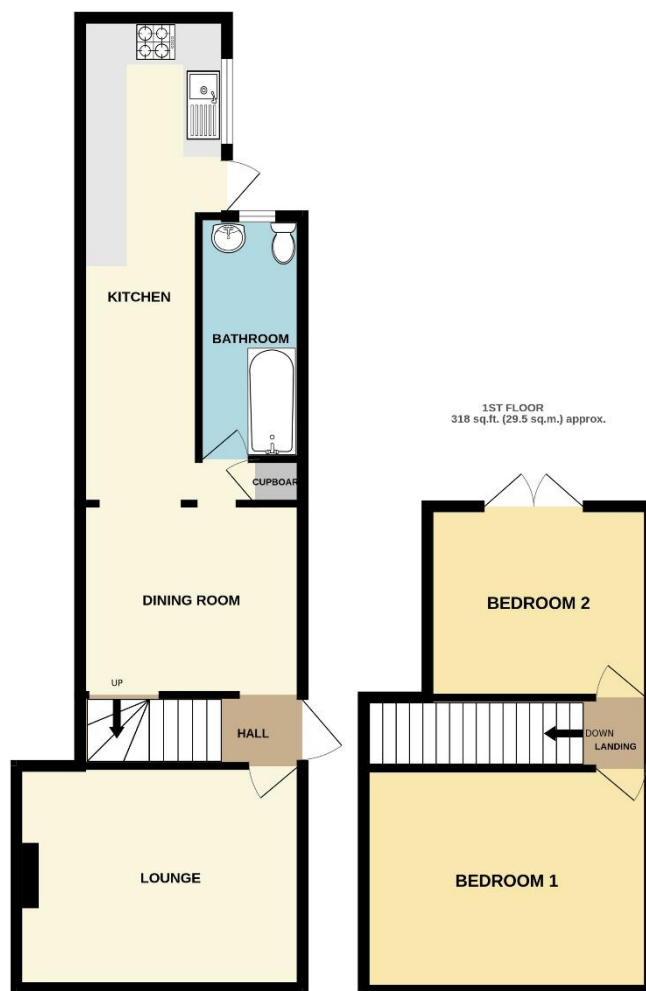
Agents Note

The two new tenants are paying £120 each per week and their tenancy period is 12th September 2025 - 5th September 2026 generating a gross income of £12,240 pa.

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.

Floorplan

GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



LONSDALE PLACE, LINCOLN, LN5 7UR

TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.

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 mis-statement. This plan is for illustrative 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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