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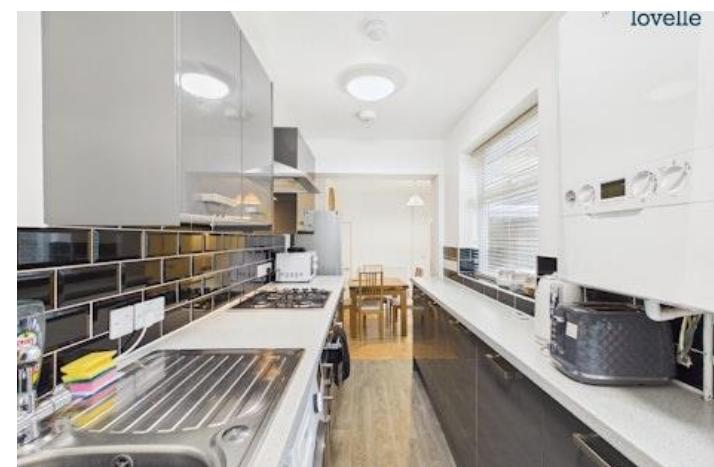


12 Belle Vue Road, Lincoln, LN1 1HH



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Asking Price: £200,000



2



1



2

A beautifully presented two double bedroom terraced home located in the highly sought-after Uphill area of Lincoln. Offered with no onward chain and currently operating as a successful Airbnb, this property is in excellent condition throughout and would suit investors or first-time buyers alike. Comprising two reception rooms, modern kitchen, ground floor bathroom and enclosed rear yard.

Key Features

- Two double bedroom terraced house
- Sought-after Uphill Lincoln location
- Excellent condition throughout
- Currently operating as a successful Airbnb
- Ideal turnkey investment
- Offered with no onward chain
- Modern fitted galley kitchen
- Two well-proportioned reception rooms
- Ground floor bathroom
- Enclosed rear yard



Introduction

Situated on the ever-popular Belle Vue Road in the highly sought-after Uphill area of Lincoln, this beautifully presented two-bedroom terraced home offers spacious, well-maintained accommodation and is available with no onward chain.

Currently operating as a successful Airbnb, the property presents a superb turnkey opportunity for investors seeking an established short-term let in a prime location. Equally, the condition and layout make it an ideal purchase for first-time buyers or owner occupiers looking for a home ready to move straight into.

The accommodation is well-balanced and thoughtfully arranged. To the ground floor, the property comprises a welcoming living room to the front elevation, a separate dining room providing excellent entertaining space, a modern fitted galley kitchen with ample storage and worktop space, and a contemporary ground floor bathroom.

To the first floor are two generously sized double bedrooms, both well-presented and offering comfortable proportions rarely found in similar terraced homes.

Externally, the property benefits from an enclosed, low-maintenance rear yard, ideal for outdoor seating without the upkeep of a larger garden. Two parking permits are also available for zone 1A.

Properties in this location consistently generate strong demand due to their proximity to Lincoln's historic Bailgate area, Cathedral Quarter, local amenities and transport links. With its excellent condition throughout and flexible appeal to both investors and owner occupiers, this is a fantastic opportunity in one of Lincoln's most desirable residential areas.

Lounge

3.17m x 3.29m (10'5" x 10'10")

A bright and welcoming reception room positioned to the front elevation. Well-presented with neutral décor and carpeted flooring, creating a comfortable and inviting living space.

Dining Room

3.16m x 3.31m (10'5" x 10'11")

A spacious second reception room ideal for formal dining or additional living space. Window to the rear elevation and open access into the kitchen, offering a practical layout for modern living.

Kitchen

1.67m x 3.68m (5'6" x 12'1")

A modern galley-style kitchen fitted with a range of contemporary wall and base units, complementary work surfaces and tiled splashbacks. Integrated hob and oven, space for further appliances and door providing access to the rear yard.

Bathroom

1.66m x 2.17m (5'5" x 7'1")

Ground floor bathroom fitted with a three-piece suite comprising panel bath with shower over, wash hand basin and low-level WC.

Bedroom One

3.2m x 3.38m (10'6" x 11'1")

A generously sized double bedroom positioned to the rear aspect, offering ample space for wardrobes and additional furniture.

Bedroom Two

2.79m x 3.35m (9'2" x 11'0")

A further well-proportioned double bedroom located to the front elevation.

Outside

To the rear of the property is an enclosed, low-maintenance yard providing outdoor seating space and practicality.

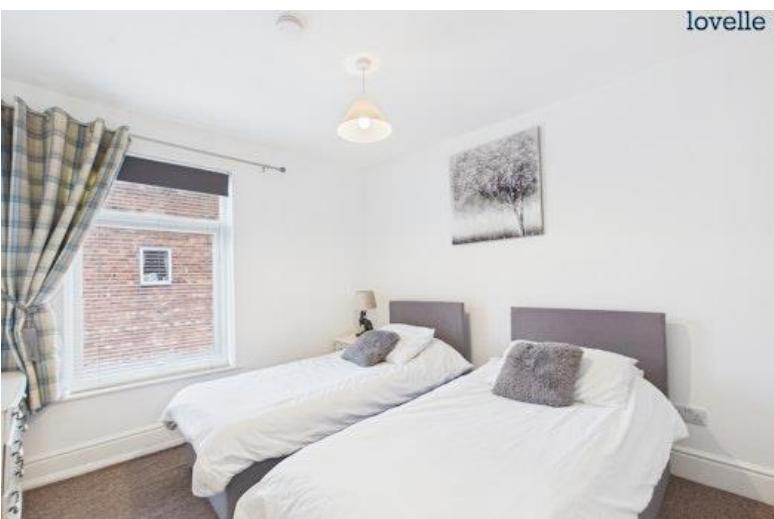
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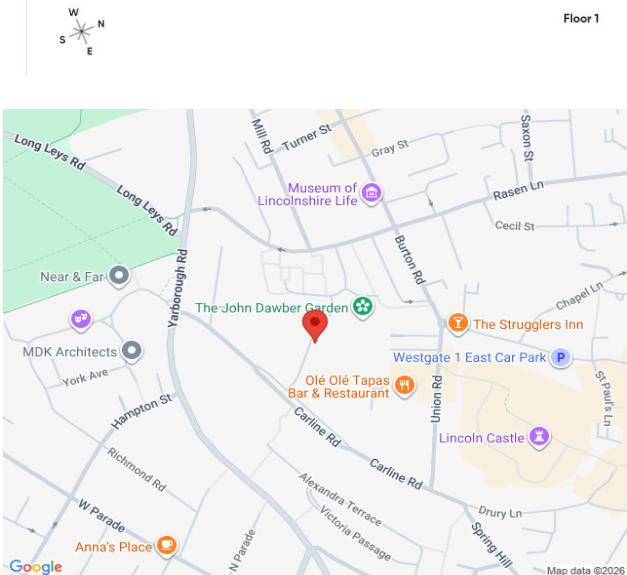
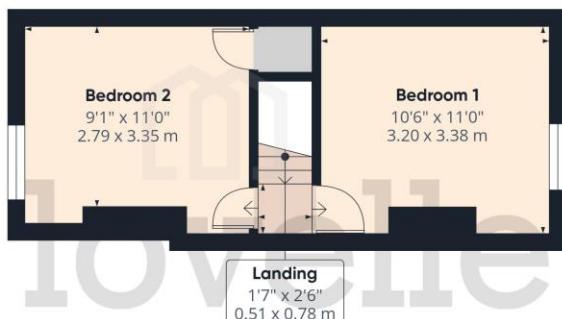
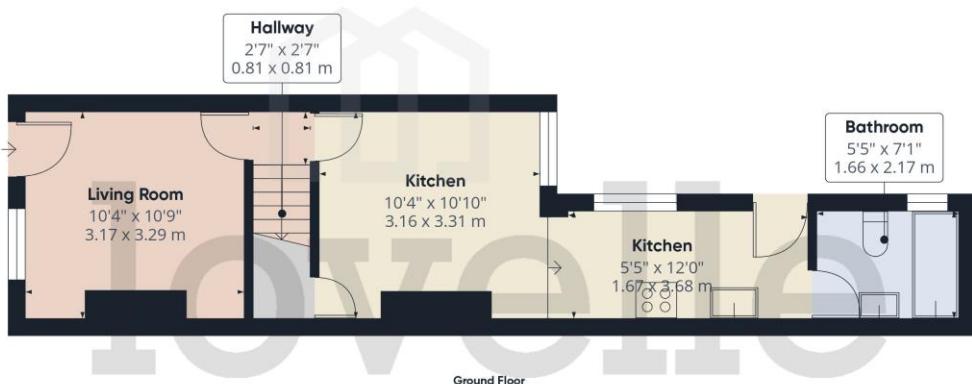
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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