







# Industrial Cottages, Lincoln

## Asking Price £100,000

MARTIN&CO







Industrial Cottages, Lincoln

House - Mid Terrace

1 Bedrooms, 1 Bathroom

£100,000

- 18th Century Terrace Cottage
- Open Plan Lounge/Kitchen
- One Bedroom
- Driveway
- EPC C
- Council Tax A
- Freehold

We are delighted to present this charming 18th century terrace cottage for sale in the heart of Lincoln, . This one bedroom property is a perfect First Time buyer/Investor opportunity, or if you are a couple or small family looking for a comfortable and cosy home this is for you. With deceptive accommodation, viewings are a must. offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Sold with no onward chain.

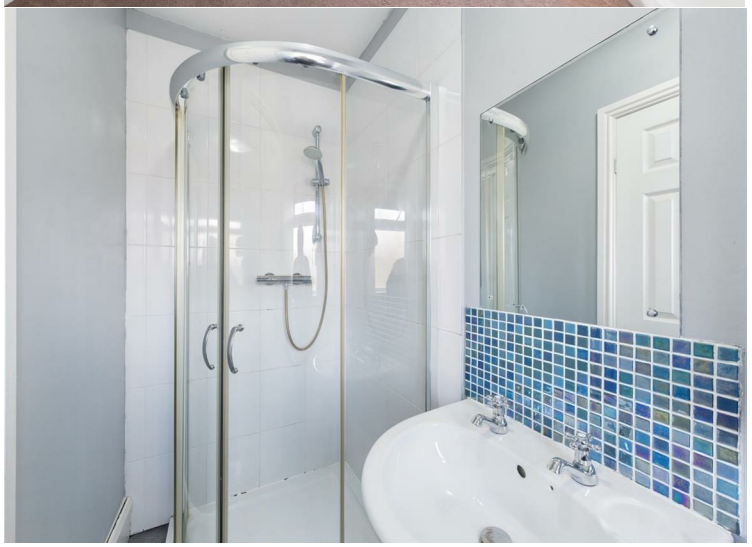
Paragraph
Not to be missed. Martin & Co are proud to present this charming 18th century terrace cottage in the heart of Lincoln. Accommodation comprises of a Open Plan Lounge and kitchen with a spiral staircase leading to the first floor landing accessing the double bedroom and bathroom. In summery, an excellent opportunity for First-Time buyers and Investor buyers looking to grow their port folio and boasts well-presented accommodation, allocated parking and a convenient location
Council Tax - Band A
Tenure - Freehold
EPC - C

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 will pay £349 inc VAT for this pack.
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 £450. These services are optional.

To the Front
Approached via a pathway leading down from the main road, the property enjoys a welcoming entrance with a charming seating area positioned directly in front of the property, providing a pleasant spot to sit and enjoy the surroundings.









Open Plan Lounge and Kitchen
19'10" x 11'3"
A particularly appealing feature of the property is the open-plan lounge and kitchen, creating a bright and sociable living space. The lounge benefits from windows to both the front and rear elevations, allowing plenty of natural light into the room. There is also an integrated cupboard, two ceiling light fixtures, tiled hard flooring and a radiator. The open fireplace provides an attractive focal point and adds character to the room, with the option to install a log burner, subject to the necessary requirements and permissions. The kitchen area is fitted with a range of eye-level and base-level units, complemented by worktop surfaces and a sink. There is an electric oven with induction hob, together with space and plumbing for either a washing machine or dishwasher.

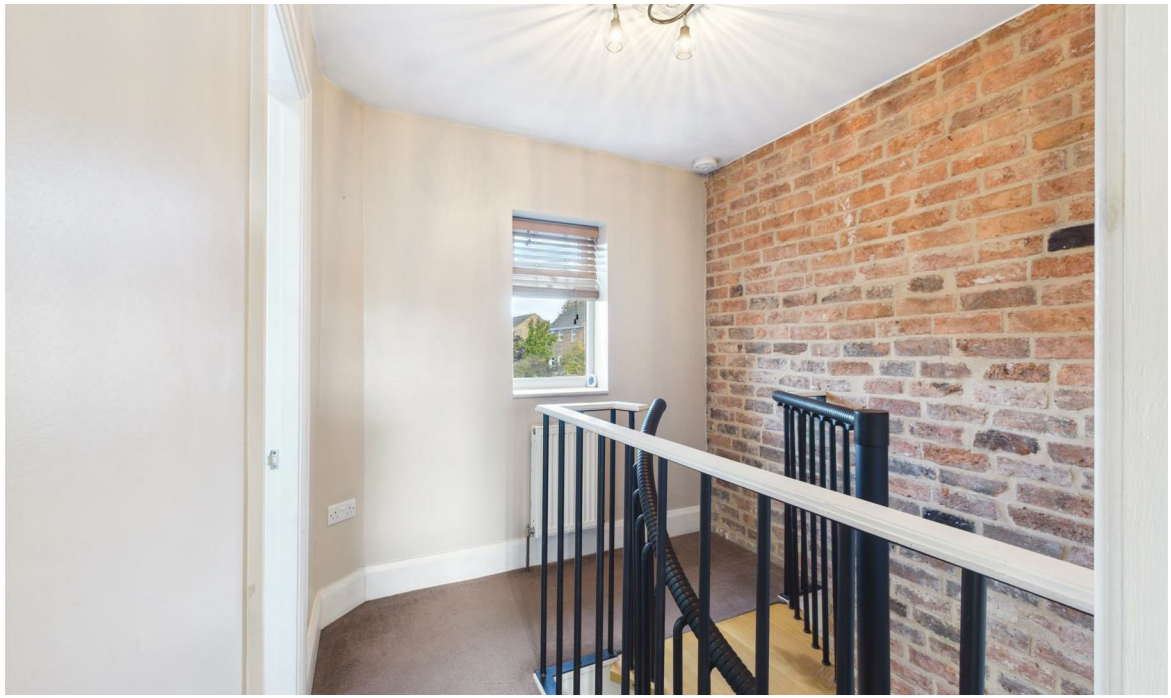
Landing
7'10" x 7'6"
The fully carpeted landing provides access to the bedroom and bathroom. The space benefits from a window to the rear elevation, allowing natural light in, along with a radiator and ceiling light fixture.

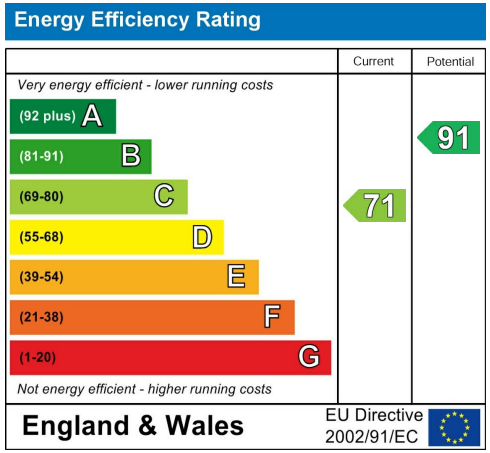
Bedroom
11'7" x 11'1"
The property offers a well-proportioned double bedroom, featuring fully carpeted flooring, a window overlooking the front elevation, radiator and ceiling light fixture. A hatch provides access to the loft, offering additional useful storage potential.

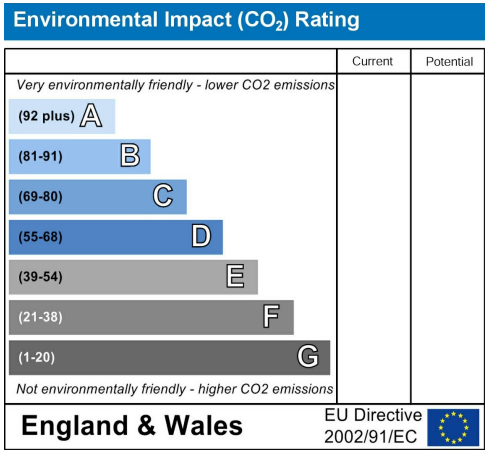
Bathroom
7'10" x 3'8"
The bathroom is situated to the rear of the property and benefits from a window to the rear elevation, providing natural light and ventilation. The suite comprises a WC, hand wash basin and corner shower unit, complemented by a radiator, ceiling light fixture and practical lino flooring.

To the Rear
To the rear, the property benefits from a block-paved driveway providing parking for two cars — a particularly useful feature. There is also an outbuilding situated opposite the property, providing valuable additional storage space. A right of way also provides access for the neighbouring properties.

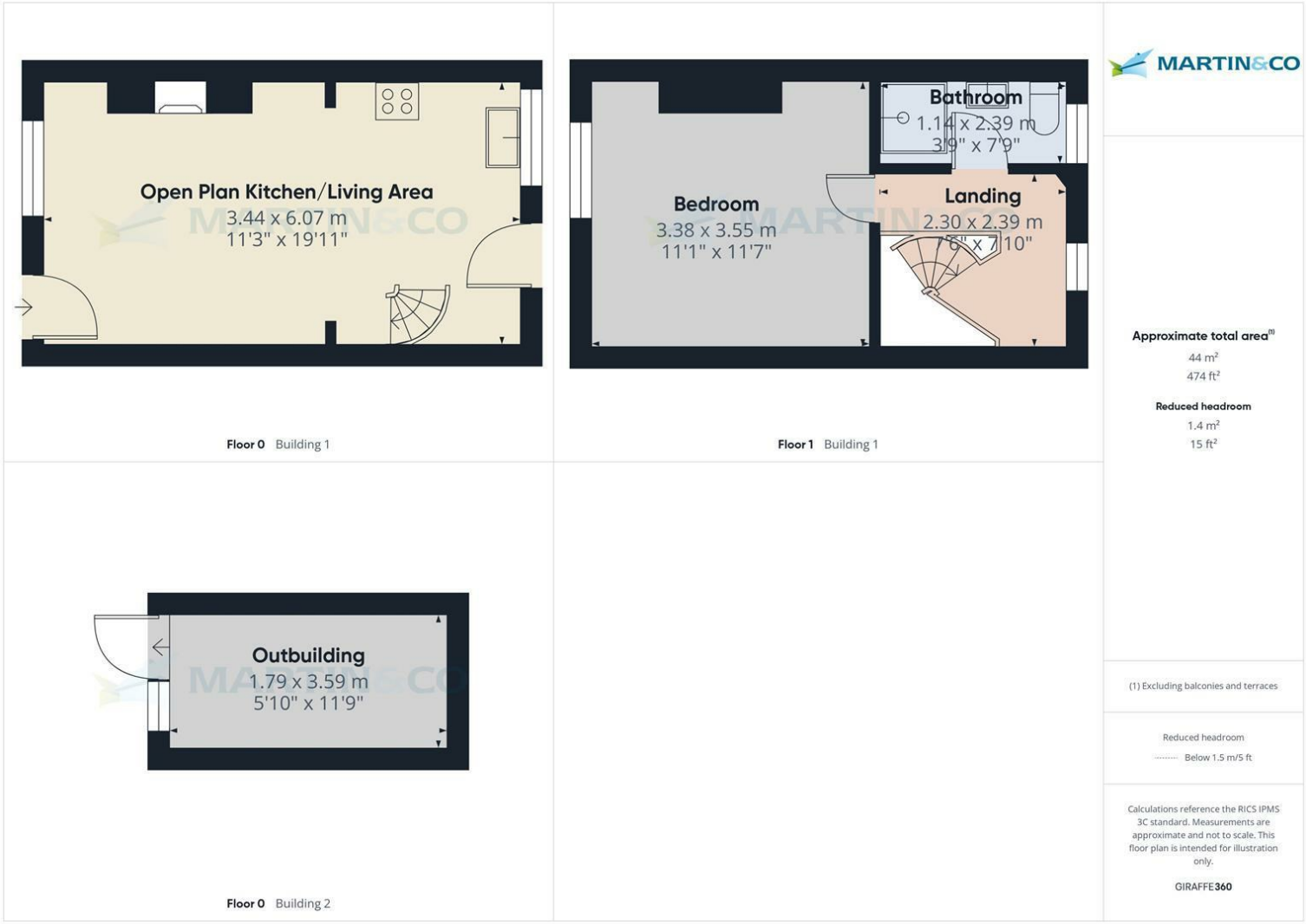
Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.










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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, seller(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.

The Property Ombudsman