



- NO ONWARD CHAIN
- Semi-Detached House
- Three Bedrooms
- Three Bathrooms

- Prime Uphill Location
- Walk To Lincoln Cathedral
- Perfect Investment/Holiday Rental
- EPC Rating: C71

Newport, Uphill, LN1 3DW
£250,000





Offered with NO ONWARD CHAIN, this impressive semi-detached home boasts approximately 1,000 sq ft of living space arranged over three versatile floors. Situated in a prime Uphill position, the property is just a short stroll from the historic Bailgate area and Lincoln's iconic Cathedral Quarter, making it an exceptional find for homeowners and investors alike. The interior is designed for flexibility, having previously served as a successful HMO investment for both professionals and students. By utilising one of the two reception rooms, the property easily transforms into a four-bedroom rental, further supported by three bathrooms including a private en-suite to the master bedroom. Whether you are looking to create a stylish family residence or a high-yield holiday let, the layout provides the perfect canvas for your vision. The exterior features a low-maintenance garden that offers a fantastic opportunity for landscaping and improvement to create a private outdoor retreat. Given the enviable proximity to Lincoln County Hospital, the Castle, and the vibrant local independent shops and eateries, this property represents a rare chance to acquire a substantial home in one of the city's most prestigious and sought-after locations. Council tax band: A. Freehold.



Kitchen

Having a range of eye and base level units with counter worktops, space and plumbing for kitchen and laundry appliances, two uPVC double-glazed windows, a wall-mounted Ideal combination boiler, and tiled flooring.

Dining Room/Communal Space

12' 1" x 9' 7" (3.68m x 2.92m)

A radiator, wood-effect laminate flooring, a patio door leading onto the rear garden, an understairs storage cupboard housing the consumer unit, and an alcove storage. Access to the lounge/bedroom 4.

Lounge/Bedroom 4

14' 4" x 12' 0" (4.37m x 3.65m)

Having a uPVC double-glazed window to the front aspect and a radiator.

First Floor Landing

Access to bedroom 1 and 2 bathrooms.

Bedroom 1

14' 2" max x 12' 0" (4.31m x 3.65m)

Having a uPVC double-glazed window to the front aspect and a radiator. Access to:

En-Suite Shower Room

6' 11" x 4' 11" (2.11m x 1.50m)

Having a shower cubicle, a low-level WC, a pedestal hand wash basin unit, a radiator, and a uPVC double-glazed obscure window to the side aspect.

Bathroom

8' 3" x 6' 3" (2.51m x 1.90m)

Having a bathtub, a low-level WC, a pedestal hand wash basin unit, a uPVC double-glazed obscured window to the side aspect, and a radiator.

Shower Room

6' 3" x 3' 6" (1.90m x 1.07m)

Having a low-level WC, a pedestal hand wash basin unit, a shower cubicle, an extractor unit, a radiator, and a uPVC double-glazed obscured window to the rear aspect.

Bedroom 2

12' 5" x 10' 2" max (3.78m x 3.10m)

Restricted ceiling height, a Velux window, a built-in wardrobe, and a radiator.

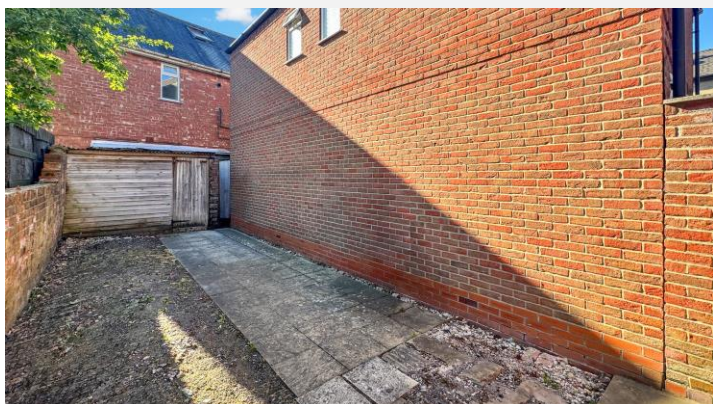
Bedroom 3

11' 8" max x 9' 4" (3.55m x 2.84m)

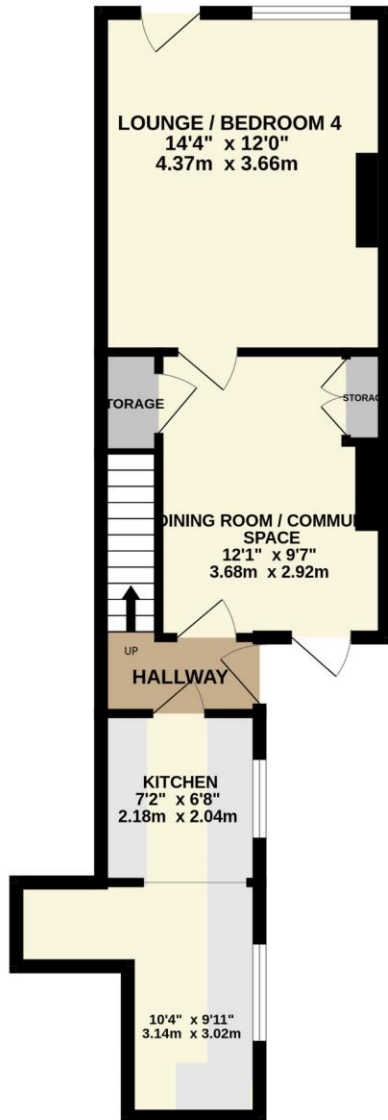
Restricted ceiling height, a Velux skylight, a radiator, and a uPVC double-glazed window to the side aspect.

Outside Rear

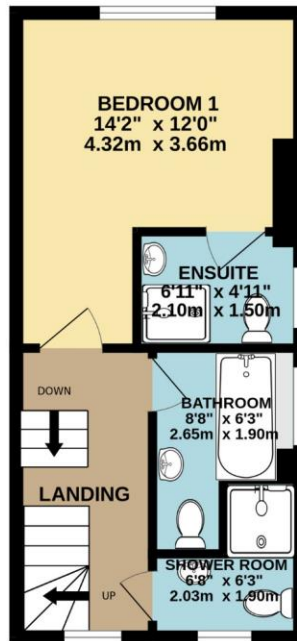
Low-maintenance garden with walled perimeters and a timber-built garden shed. Side access to the front of the property.



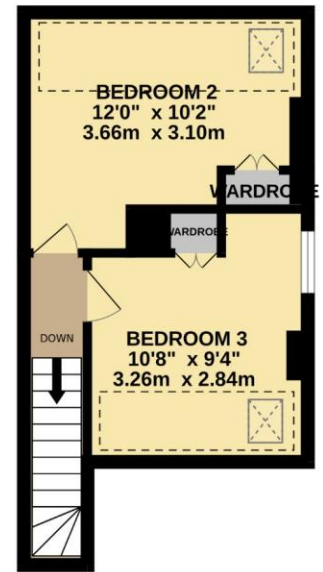
GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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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