



HMO in LN5

St. Catherines Grove, Lincoln, Lincolnshire,
LN5 8NA

£145,000 Starting Bid

On Street parking

Property features

- ✓ NO onward Chain
- ✓ Ideal Investment
- ✓ Within walking distance of local amenities and town centre
- ✓ Five Lettable Rooms
- ✓ EPC Rating D

Key Information



EPC Rating: D

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

Five bedroom, terraced house HMO. The property is within walking distance of local amenities and town centre. The property offers entrance hall, sitting room, bedroom one with en-suite, kitchen diner, bathroom and WC to the ground floor.

To the first floor there are four bedrooms, shower room and bathroom. Outside the property to the rear there is an enclosed garden laid to lawn.

Please note we have not inspected this property.

Price: Starting Bid £145,000

Property Type: HMO

Business Type: Residential Investments

Parking: On Street

Location

The property is located along St Catherine's. The property is within walking distance of local amenities and town centre.

Accommodation

Entrance Hall

external door to front aspect and stairs to first floor.

Sitting Room

11'10" x 9'4" (3.61m x 2.84m)

Window to rear aspect and radiator.

Bedroom One

11'11" x 12'6" (3.63m x 3.81m)

Bay Window to front aspect and radiator.

En-Suite

7'8" x 2'9" (2.34m x 0.84m)

Fitted with shower cubicle, low level WC, wash hand basin and radiator.

Kitchen Diner

21'11" x 7'11" (6.68m x 2.41m)

Windows and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, free standing cooker, plumbing for washing machine and dishwasher, space for fridge and freezer and radiator.

Bathroom

6'2" x 5'0" (1.88m x 1.52m)

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC and radiator.

WC

3'2" x 2'11" (0.97m x 0.89m)

Fitted with low level WC and wash hand basin.

Landing

Access to loft.

Bedroom Two

12'0" x 7'1" (3.66m x 2.16m)

Window to front aspect and radiator

Bedroom Three

11'11" x 8'10" (3.63m x 2.69m)

Tenure

Freehold.

Council Tax

Council Tax Band B

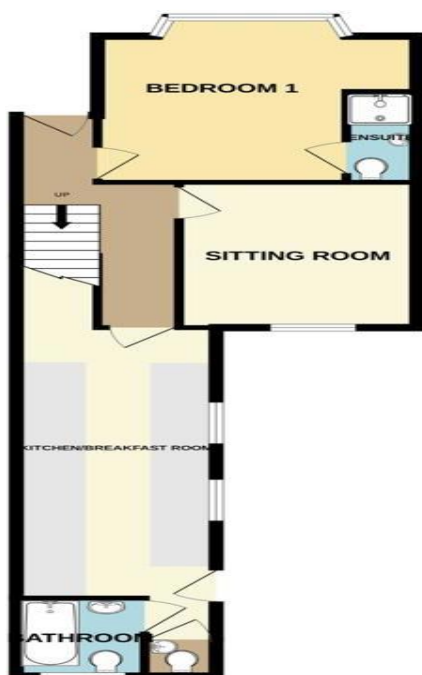
EPC

We currently await a copy of the Energy Performance Certificate

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

St. Catherines Grove, Lincoln, Lincolnshire, LN5 8NA

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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