



2 bed terraced house to buy in

Hood Street, Lincoln, Lincolnshire, LN5 7XB

£70,000 Starting Bid

H x 2 D x 1 C x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts'
- ✓ Terraced House
- ✓ Two Bedrooms
- ✓ Perfect for First Time Buyers or Investors

Key Information

- ✓ Council Tax: **Band A**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This two-bedroom terrace is a fantastic opportunity for first time buyers or investors, offered for sale via traditional auction for a hassle-free purchase.

Located just a short distance from the city centre, you'll have easy access to all the shops, cafes, and amenities you could need.

The property itself is in need of modernisation, making it perfect for anyone looking to add their own style and value. The layout includes a welcoming lounge, a kitchen that's ready for a refresh, two comfortable bedrooms, and a bathroom.

With good proportions throughout, there's plenty of potential to create a cosy home or a smart rental investment. Whether you want to roll up your sleeves and get stuck into a project or are simply looking for a property with solid fundamentals in a great location, this terrace ticks all the right boxes.

The traditional auction method means a transparent and straightforward buying process, so you can move quickly to secure your next home or investment. Don't miss your chance to put your own stamp on this well-located property and make it your own. Book your viewing today and see the potential for yourself!

Living Room

3.35m x 3.52m

Double glazed window to the front aspect, and a radiator

Dining Room

3.35m x 3.73m

Double glazed window to the rear aspect, under the stairs storage, and a radiator

Kitchen

1.83m x 3.53m

Double glazed window to the side aspect as well as UPVC door leading to the garden, a range of wall and base units with worktops, tiled splashback, electric hob with extractor fan, sink with mixer tap and space for plumbing for a washing machine

Master Bedroom

3.37m x 3.44m

Double glazed window to the front aspect, over stair storage, and a radiator

Bedroom Two

3.36m x 3.73m

Double glazed window to the rear aspect, access to the bathroom, and a radiator

Bathroom

1.86m x 3.4m

Double glazed frosted glass window to the side aspect, bath up with overhead shower and tiled splashback, hand wash basin, airing boiler cupboard, radiator and a WC

Garden

Externally, there is an enclosed rear garden which is easy to maintain

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Living Room

3.35m x 3.52m (10'11" x 11'6")

Double glazed window to the front aspect, and a radiator

Dining Room

3.35m x 3.73m (10'11" x 12'2")

Double glazed window to the rear aspect, under the stairs storage, and a radiator

Kitchen

1.83m x 3.53m (6'0" x 11'6")

Double glazed window to the side aspect as well as UPVC door leading to the garden, a range of wall and base units with worktops, tiled splashback, electric hob with extractor fan, sink with mixer tap and space for plumbing for a washing machine

Master Bedroom

3.37m x 3.44m (11'0" x 11'3")

Double glazed window to the front aspect, over stair storage, and a radiator

Bedroom Two

3.36m x 3.73m (11'0" x 12'2")

Double glazed window to the rear aspect, access to the bathroom, and a radiator

Bathroom

1.86m x 3.40m (6'1" x 11'1")

Double glazed frosted glass window to the side aspect, bath up with overhead shower and tiled splashback, hand wash basin, airing boiler cupboard, radiator and a WC

Garden

Externally, there is an enclosed rear garden which is easy to maintain

Hood Street, Lincoln, Lincolnshire, LN5 7XB

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

