


Auction

2 bed apartment to buy in LN1

141 Yarborough Road, Lincoln,
Lincolnshire, LN1 1HP

£140,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ground Floor Apartment
- ✓ IDEAL Purchase or Investment
- ✓ GCH and uPVC Double Glazing
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

CHARACTER Ground Floor TWO BEDROOM Apartment located in the highly sought after area of Yarborough Road. Perfectly positioned within walking distance of the City Centre and Bailgate and all the amenities they have to offer.

The accommodation on offer comprises Entrance Porch, Hall, Lounge, Kitchen, Two Bedrooms, Bathroom, and a Store Room. Outside there is a private garden and a parking space accessed from Yarborough Terrace to the rear. The property also benefits from Gas Central Heating and uPVC Double Glazing.

The property was previously held as an investment property and is offered for sale with vacant possession and no onward chain.

EPC rating: E. Tenure: Share of freehold,

Entrance Hall

Door to front, window to side and a built-in storage cupboard.

Lounge

51'8" x 51'1" (15.75m x 15.57m)

With bay window to front and electric fireplace.

Kitchen

57'2" x 39'1" (17.42m x 11.91m)

With french doors opening onto the garden, range of base and eye level units with inset sink unit.

Bedroom One

54'5" x 42'8" (16.59m x 13m)

With bay window to side, period fireplace and four door wardrobe.

Bedroom Two

47'4" x 39'1" (14.43m x 11.91m)

With two windows to the side elevation and a two door wardrobe.

Bathroom

27'7" x 21'11" (8.41m x 6.68m)

With three piece suite comprising Wash basin, W.C and panelled bath with shower over.

Outside

There are gardens laid to lawn with patio and shed. In addition, there is a store room accessible from inside the apartment that also has a door to outside.

Agent Notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 990

Price: Starting Bid £140,000

Property Type: Apartment

Parking: Allocated, 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: Electric, Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



YARBOROUGH ROAD, LINCOLN, LN1 1HP

Whilst every attempt has been made to ensure the accuracy of the description 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. Made with Metropac ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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