



24 Cross Street

Lincoln, LN5 7LT



Book a Viewing!

£130,000

INVESTMENT OPPORTUNITY - Annual income of approx. £13,500 - Let between the dates 25/7/24 to 8/7/25 at £135ppw - Approx. gross yield of 10.38%.

A fantastic opportunity to purchase this investment property located within Lincoln City Centre, just a short walk from Lincoln High Street and a range of local shops and facilities. The property is currently utilised as a two person house share and is well-presented throughout with a modern Kitchen and Bathroom. In further detail, the accommodation comprises of an Entrance Hallway, Sitting Room, Dining Room, Kitchen and First Floor Landing leading to two double Bedrooms and a Bathroom. To the rear of the property there a small courtyard garden. Further information regarding the current tenancy is available upon request. We have been advised by the vendor that the rental income for the next year will be approx. £14,500 per annum.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ACCOMMODATION

ENTRANCE HALL

With access to the sitting room.

SITTING ROOM

11' 10" x 11' 2" (3.61m x 3.4m), with UPVC double glazed window and radiator.

DINING ROOM

11' 11" x 11' 2" (3.63m x 3.4m), with UPVC double glazed window and radiator.

KITCHEN

12' 0" x 6' 0" (3.66m x 1.83m), with UPVC double glazed window and external door, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, partly tiled walls, stainless steel sink unit and drainer, integral oven, four ring ceramic hob with extractor fan over and a freestanding washing machine and fridge freezer.

FIRST FLOOR LANDING

With access to two bedrooms and bathroom.

BEDROOM 1

12' 0" x 11' 2" (3.66m x 3.4m), with UPVC double glazed window and radiator.

BEDROOM 2

12' 0" x 8' 1" (3.66m x 2.46m), with UPVC double glazed window and radiator.

BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with electric shower over, panel boarding to walls and access to the roof void.

OUTSIDE

To the rear of the property there is a small courtyard garden.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

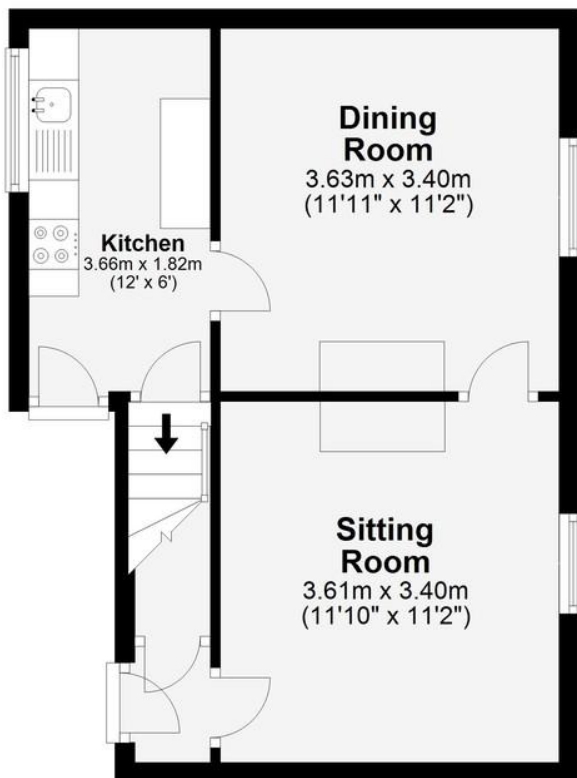
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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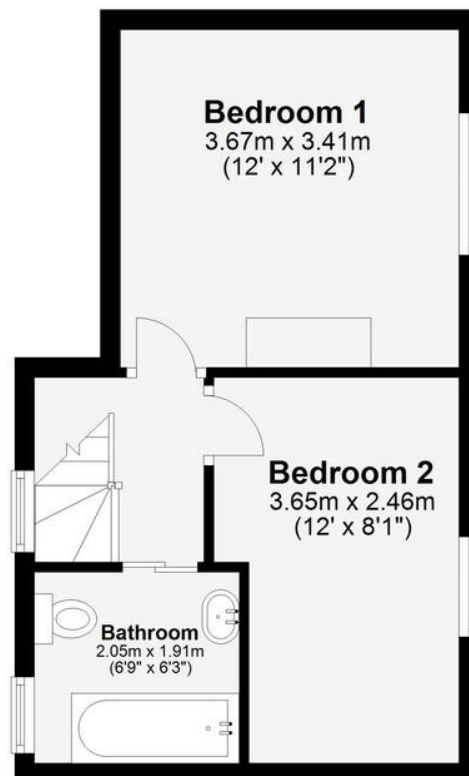
Ground Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



First Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



Total area: approx. 64.2 sq. metres (691.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

