



18 Sibthorp Street

Lincoln, LN5 7SH

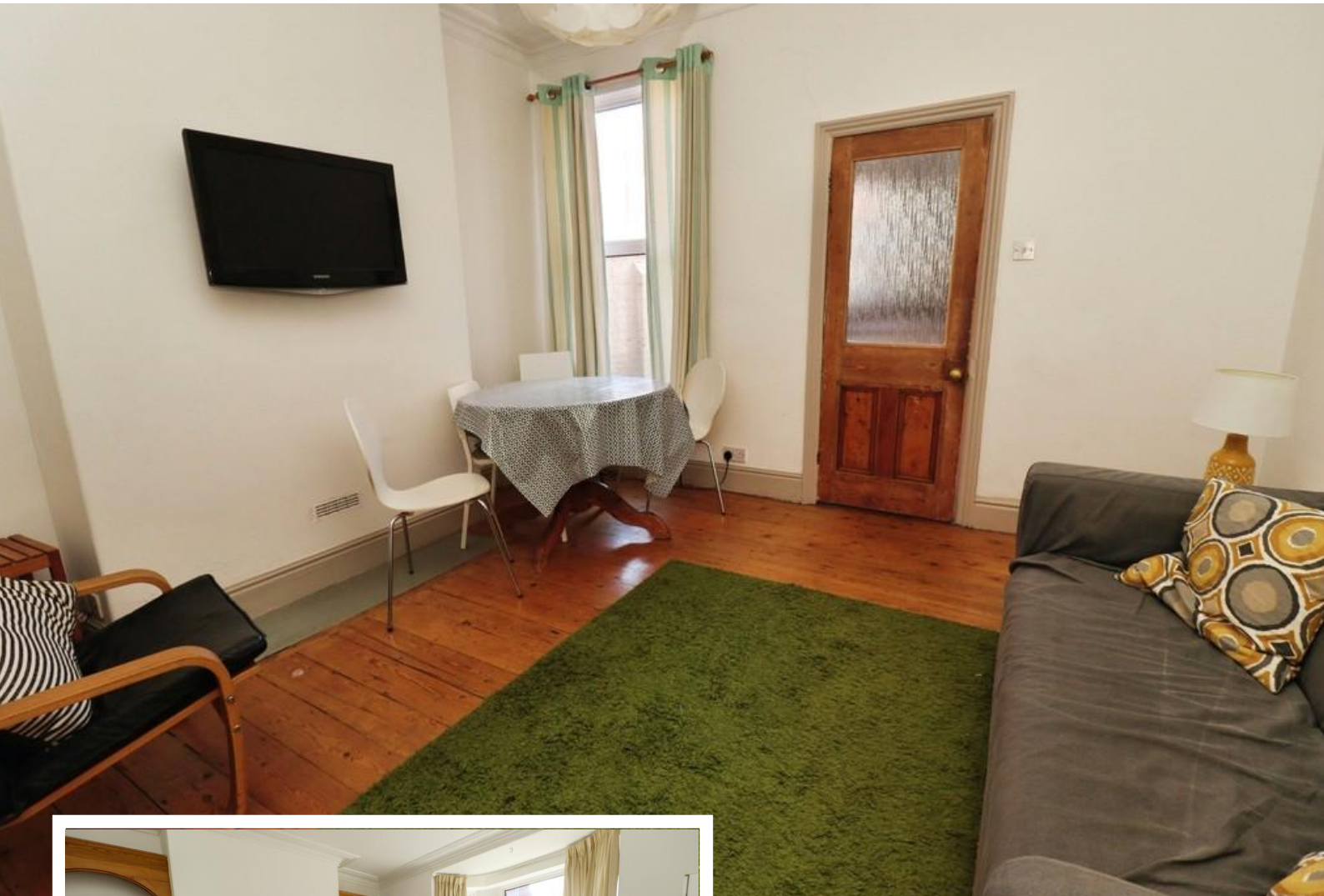


Book a Viewing!

£186,000

Situated just to the south of the Cathedral City of Lincoln and within close proximity to the High Street, University of Lincoln and Lincoln Railway Station, this well-presented traditional three-bedroom bay-fronted terrace house offers an excellent opportunity for both owner occupiers and investors alike. The property is ideally positioned just off Lincoln High Street with a wide range of shops, amenities, restaurants and transport links all within walking distance, together with convenient access into the main City Centre and the University campus, making it particularly appealing for student or professional lettings. Previously let at approximately £2,000 per calendar month, generating an annual income in the region of £24,000, the property offers potential as a continued HMO investment opportunity with an approximate gross yield of 12.9%, subject to purchaser verification and any necessary consents or licensing requirements. Alternatively, the property would equally suit purchasers seeking a spacious home within a central Lincoln location.





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 Lincoln Bishop University.



ACCOMODATION

SIDE PASSAGE

With original tiled flooring.

ENTRANCE HALL

With staircase to the first floor, understairs storage cupboard, exposed floorboards and radiator.

LOUNGE

12' 10" x 11' 11" (3.93m x 3.64m) With double glazed bay window to the front aspect, decorative fireplace, fireside cupboards with shelving above and radiator.

DINING ROOM

12' 9" x 12' 5" (3.91m x 3.81m) With double glazed window to the rear aspect and radiator.



KITCHEN

15' 5" x 7' 11" (4.71m x 2.43m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan, spaces for fridge freezer and washing machine, tiled flooring, splashbacks, double glazed window to the side aspect and door to the rear garden.

FIRST FLOOR LANDING

BEDROOM 1

13' 1" x 12' 6" (4.00m x 3.82m) With double glazed window to the rear aspect, fitted wardrobe, fitted desk and radiator.



BEDROOM 2

11' 11" x 8' 0" (3.64m x 2.46m) With double glazed window to the front aspect and radiator.

BEDROOM 3

11' 11" x 7' 9" (3.64m x 2.37m) With double glazed window to the front aspect and radiator.

WALK-IN WARDROBE

5' 8" x 5' 3" (1.74m x 1.61m) With hanging space.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wall mounted wash hand basin and close coupled WC, airing cupboard housing the wall mounted gas fired central heating boiler, chrome towel rail, radiator, tiled splashbacks and double glazed window to the rear aspect.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, chrome towel rail, tiled splashbacks, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is an enclosed courtyard behind low level wall. To the rear there is an enclosed yard with mature shrubs and brick outbuilding.



WEBSITE

Our detailed website show 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 – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who 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 then 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 then 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.

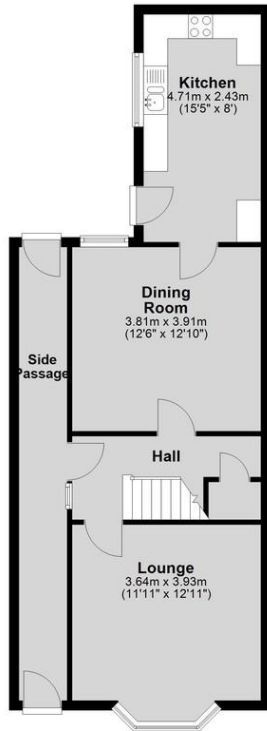
GENERAL

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:

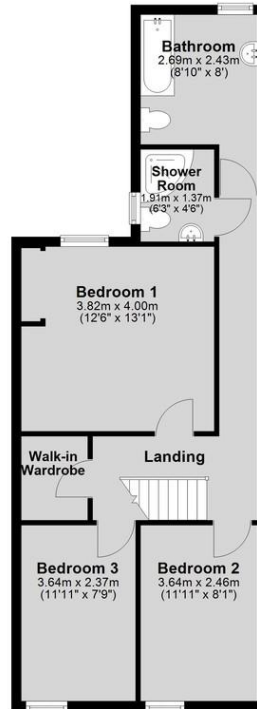
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 59.0 sq. metres (635.2 sq. feet)



First Floor
Approx. 57.9 sq. metres (623.7 sq. feet)



Total area: approx. 117.0 sq. metres (1258.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.

