



## 6 Connaught Terrace

Lincoln, LN5 8QP



Book a Viewing!

**£90,000**

A Two Bedroom Mid Terrace Property requiring a comprehensive programme of modernisation, situated just off the ever-popular Newark Road and offered for sale with No Onward Chain. The property presents an excellent opportunity for investors, developers or buyers seeking a renovation project, with accommodation arranged over two floors and a low maintenance rear yard.



## 6 Connaught Terrace, Lincoln, LN5 8QP

### 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.

### ACCOMMODATION

#### LOUNGE

11' x 10' 5" (3.35m x 3.18m) Front facing reception room with UPVC entrance door and accompanying UPVC double glazed window to the front aspect.

#### HALL

Providing access to both reception rooms, with stairs rising to the first floor landing.

#### DINING ROOM

13' 4 max" x 11' (4.06m x 3.35m) Additional reception room with window to the rear aspect, radiator and access to the kitchen.

#### KITCHEN

8' 10" x 5' 10" (2.69m x 1.78m) Fitted with a range of wall and base units, stainless steel sink with mixer tap, tiled splashbacks, extractor hood, spaces for a cooker, fridge freezer and washing machine, window to the side aspect and flooring throughout.

#### REAR PORCH

Providing access to the rear yard and housing the wall mounted gas combination boiler within a built-in storage cupboard.

#### BATHROOM

Fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC, together with tiled splashbacks, radiator and window to the side aspect.

#### FIRST FLOOR LANDING

Providing access to both bedrooms.

#### BEDROOM 1

11' x 10' 2" (3.35m x 3.1m) Front facing double bedroom with window to the front aspect and radiator.

#### BEDROOM 2

11' x 10' 4" (3.35m x 3.15m) Rear facing double bedroom with window to the rear aspect and radiator.

#### OUTSIDE

To the rear of the property there is a low maintenance enclosed yard with gated access. To the front of the property there is a small frontage laid mainly to gravel with a concrete pathway leading to the entrance door.

### KEY FACTS FOR BUYERS

#### SERVICES

All mains services available. Gas central heating.

#### EPC RATING – D.

#### COUNCIL TAX BAND – A

#### LOCAL AUTHORITY - Lincoln City Council

#### TENURE - Freehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

**VIEWINGS** - By prior appointment through Mundys.

#### 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/SPECIALLY TRAINED 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

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#### BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

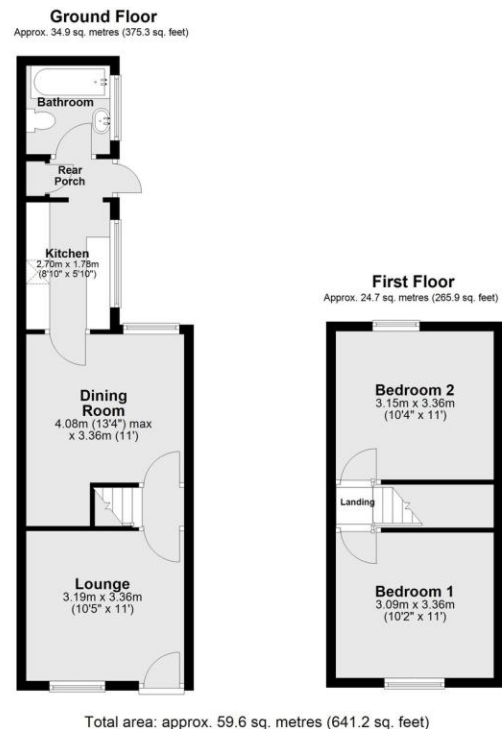
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 are general and the vendors (Lessors) for whom they act as Agents give no guarantee.

1. These details are general and for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys as an 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated here as not verified.

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