



**2,4 & 8 Wragby Road,
Lincoln, LN2 5SL**

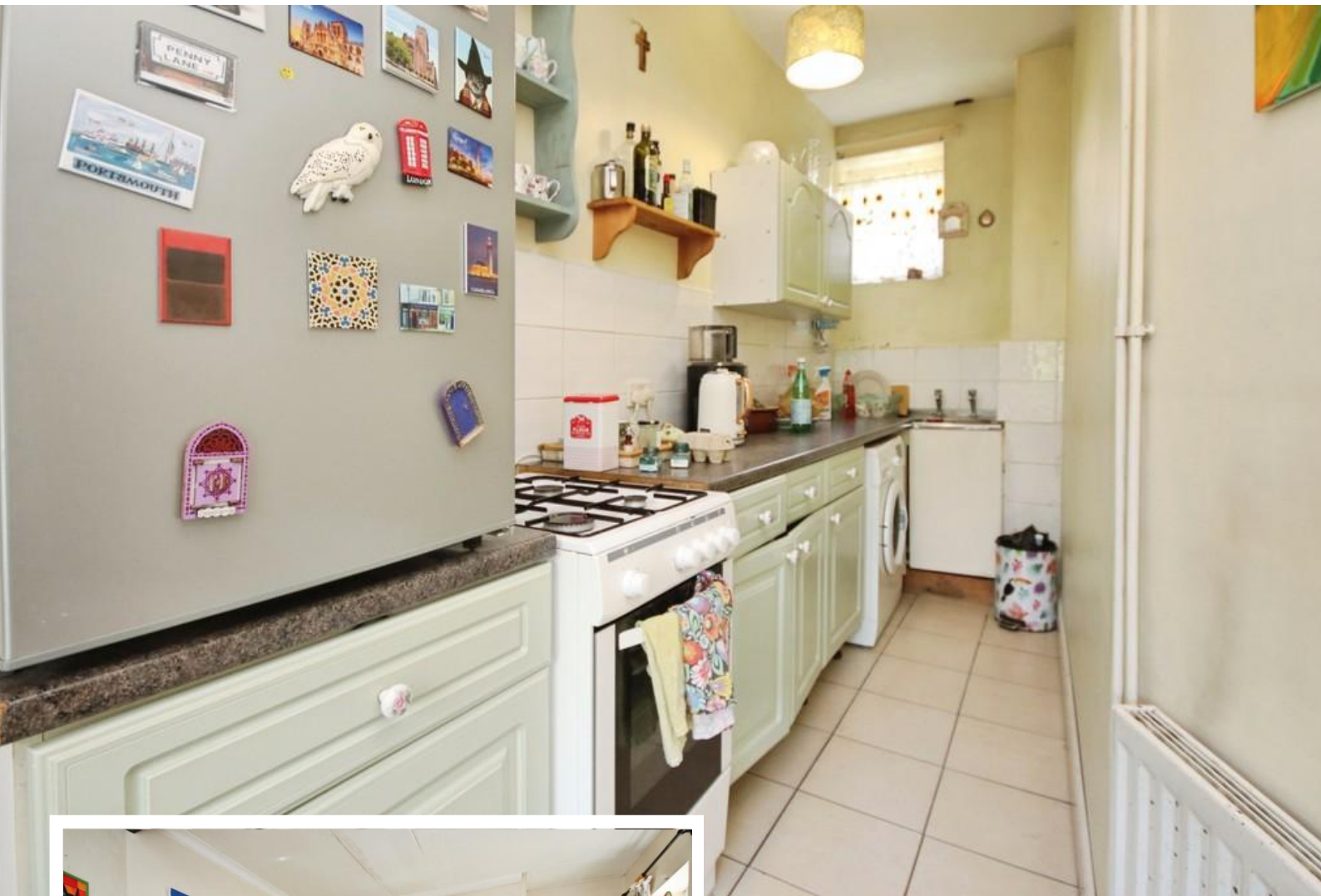


Book a Viewing!

£355,000- Offers Invited

An increasingly rare opportunity to acquire a portfolio of three character cottages, all held under a single title and situated in one of Lincoln's most sought-after and historic locations. Positioned just a stone's throw from the iconic Cathedral Quarter, Lincoln Castle and the vibrant Bailgate, this unique package presents an exciting opportunity for investors, developers or those seeking to create high quality holiday accommodation in a prime tourist destination.





LOCATION

Situated in the heart of Lincoln's prestigious Cathedral Quarter, the properties enjoy an unrivalled position within easy walking distance of Lincoln Cathedral, Lincoln Castle and the historic Bailgate. The area is renowned for its independent cafés, restaurants, boutique shops and rich heritage, whilst also providing convenient access to the city centre, University of Lincoln and excellent transport links. This highly desirable setting continues to attract both residents and visitors alike, making it an outstanding location for investment.

ACCOMMODATION

The portfolio comprises two one-bedroom cottages and one two-bedroom cottage, all benefiting from their own private accommodation whilst sharing a communal courtyard to the rear, with each property also enjoying its own allocated brick-built outbuilding for additional storage. Offering scope for refurbishment and enhancement, the cottages provide excellent potential for long-term rental, boutique holiday lets or Airbnb accommodation (subject to any necessary consents), capitalising on the exceptional location and year-round demand.



#2 WRAGBY ROAD

A one bedroom end terrace cottage comprising of an entrance hall, lounge/diner, kitchen, bathroom, dressing room/home office and a double bedroom.

#4 WRAGBY ROAD

A one bedroom mid terrace cottage comprising of an entrance hall, bathroom, lounge/diner, kitchen and a double bedroom.

#8 WRAGBY ROAD

A two bedroom cottage comprising of an entrance hall, kitchen, bathroom, lounge/diner and two double bedrooms.

OUTSIDE

To the rear of the cottages is a communal courtyard serving all three properties, creating a practical shared outdoor space. Each cottage further benefits from its own allocated brick-built outbuilding, providing useful external storage.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING 2 Wragby Road- E.
 4 Wragby Road- G
 8 Wragby Road- 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](https://www.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

<https://www.mundys.net/referrals/>

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

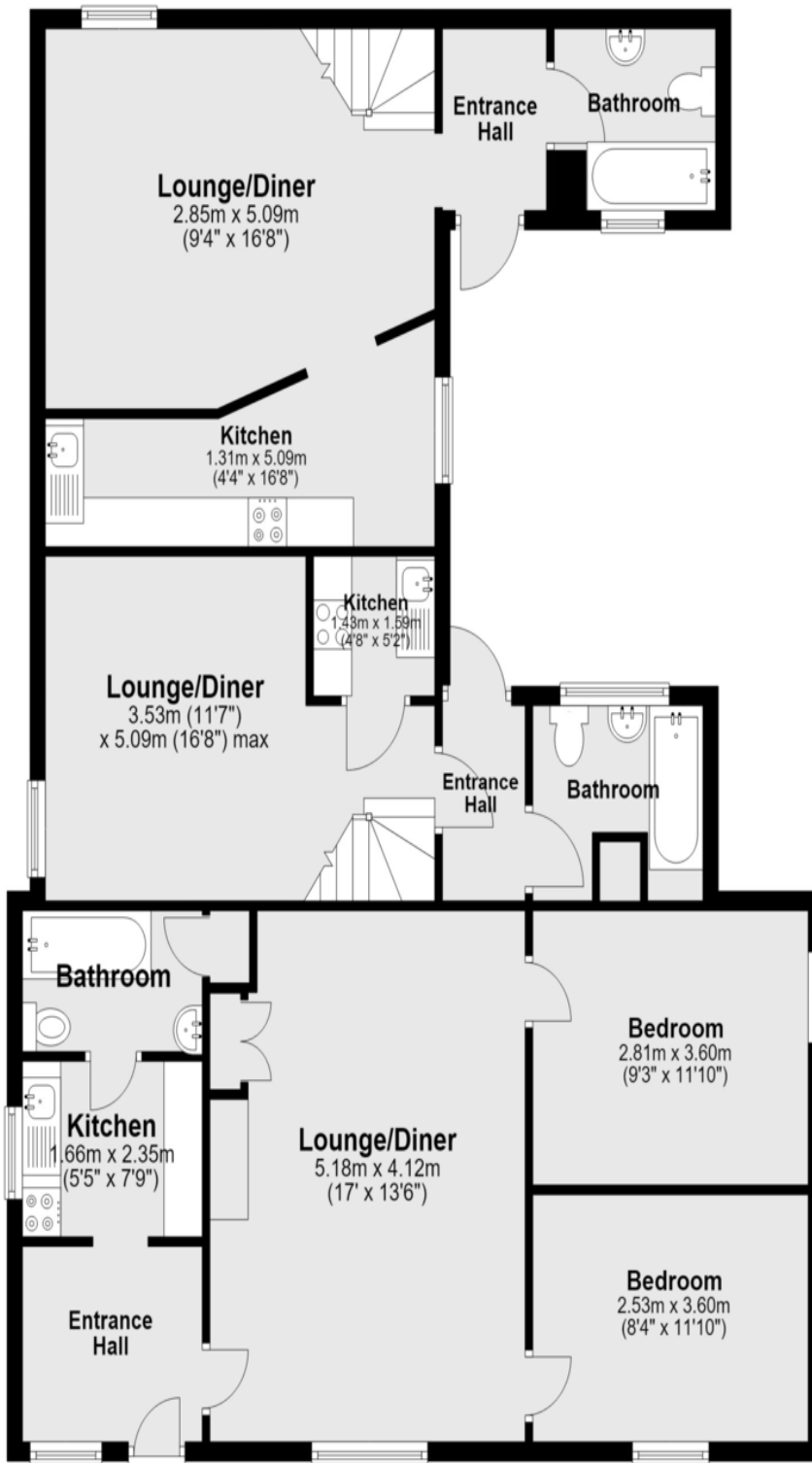
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 as not verified.

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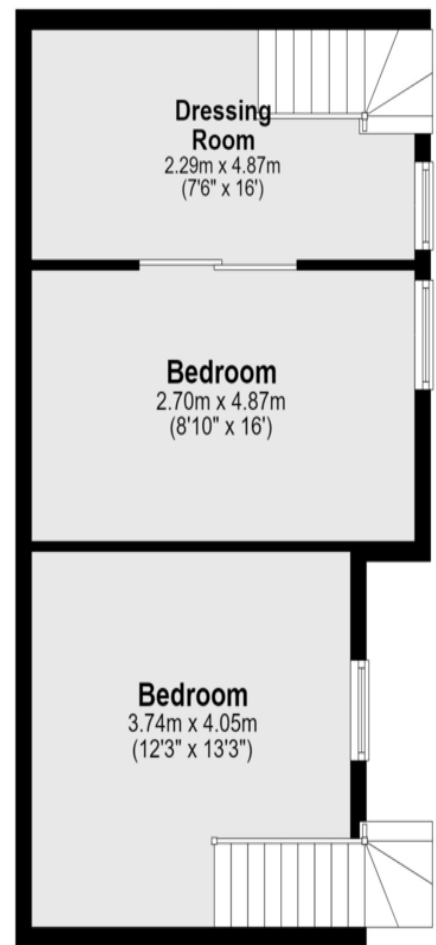
Ground Floor

Approx. 114.3 sq. metres (1230.4 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 154.6 sq. metres (1664.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

