

1 Moor Street

Lincoln, LN1 1PW

Book a Viewing!

£199,000

Situated in Lincoln's popular West End, this spacious four-bedroom property offers excellent flexibility for both owner-occupiers and investors. Sold with no onward chain and currently vacant, the property provides an exciting opportunity for a buyer to make the space their own, whether looking for a generous first-time buyer home, a property suitable for shared living or an investment opportunity. The property already benefits from a valid C4 HMO licence and is being sold fully furnished, with a well-equipped kitchen and a bathroom suite replaced in 2022. The existing layout provides four good-sized rooms, generous communal space and practical facilities, while the current vacant status gives the new owner the freedom to decide how best to utilise the property. For an owner-occupier, the property offers considerably more space than the typical first-time buyer home, with the flexibility to use the additional rooms as bedrooms, a home office, guest accommodation or further living space. Alternatively, the existing HMO configuration and licence provide an attractive option for those looking to purchase as an investment. **Available for sale with or without furniture**





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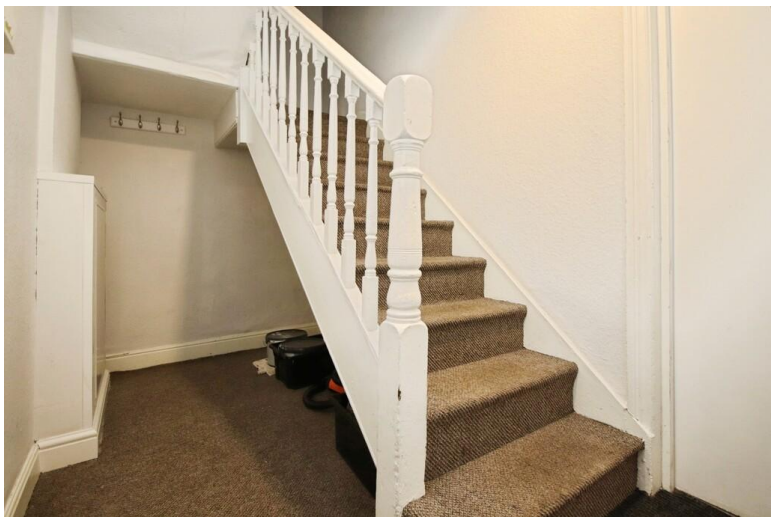
LOCATION
The property occupies an excellent position on Moor Street within Lincoln's popular West End, making it particularly convenient for both city living and access to the University of Lincoln. Lincoln High Street and its extensive range of shops, cafés, restaurants, bars and everyday amenities are all within easy reach.

The location is particularly appealing for those wanting to be close to the centre of Lincoln, with the university, railway station and wider city amenities readily accessible. Its proximity to the university also provides strong appeal for those considering the property from an investment perspective.

ACCOMMODATION

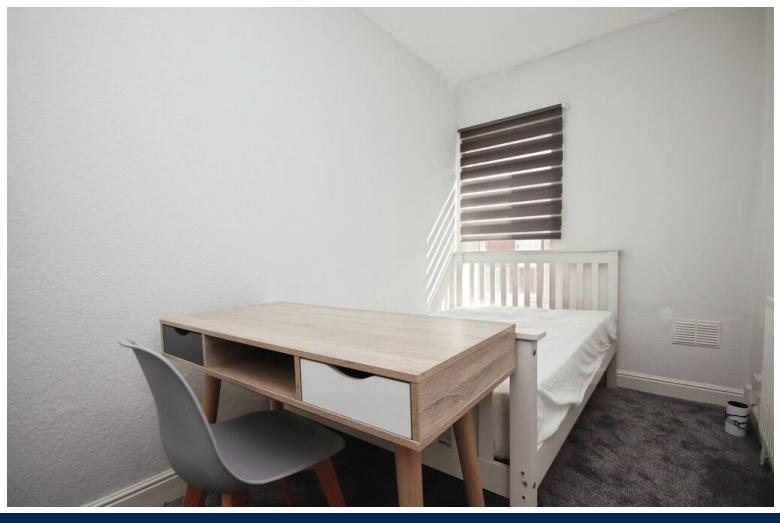
ENTRANCE HALL
Accessed via the main entrance door, with stairs rising to the first floor landing.

LOUNGE / BEDROOM 4
11' 6" x 11' 3" (3.51m x 3.43m) Front facing lounge with UPVC double glazed window to the front elevation and radiator. The room is currently utilised as a fourth bedroom.









DINING ROOM
12' 2" x 11' 6" (3.71m x 3.51m) A further reception/sitting room with UPVC double glazed window to the rear elevation and radiator. The property is currently utilised as a communal space.

KITCHEN
14' 4 max" x 10' 11 max" (4.37m x 3.33m) A spacious L-shaped kitchen fitted with a range of wall-mounted and base units and drawers with work surfaces over. The kitchen includes an electric oven and hob with extractor over, dishwasher, fridge/freezer and washing machine, together with stainless steel sink, part-tiled walls and UPVC double glazed windows to the side and rear elevations.

REAR ENTRANCE
Providing access to the rear of the property and housing the wall-mounted gas combination boiler.

BATHROOM
Updated in 2022 with a modern suite comprising of shower tray, WC and wash hand basin. The room benefits from tiled walls, lino flooring, chrome heated towel radiator, extractor fan and UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING
Providing access to the three first floor rooms and loft space.

BEDROOM 1
12' 2" x 11' 6" (3.71m x 3.51m) Double bedroom with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2
11' 3" x 7' 2" (3.43m x 2.18m) Double bedroom with UPVC double glazed window to the front elevation and radiator.

BEDROOM 3
11' 3" x 6' 7" (3.43m x 2.01m) Double bedroom with UPVC double glazed window to the front elevation and radiator.

OUTSIDE
A shared entrance passage provides access to the rear yard, which includes a gravelled area and brick-built barbecue.

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.

VIEWINGS - By prior appointment through Mundys.





BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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

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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.

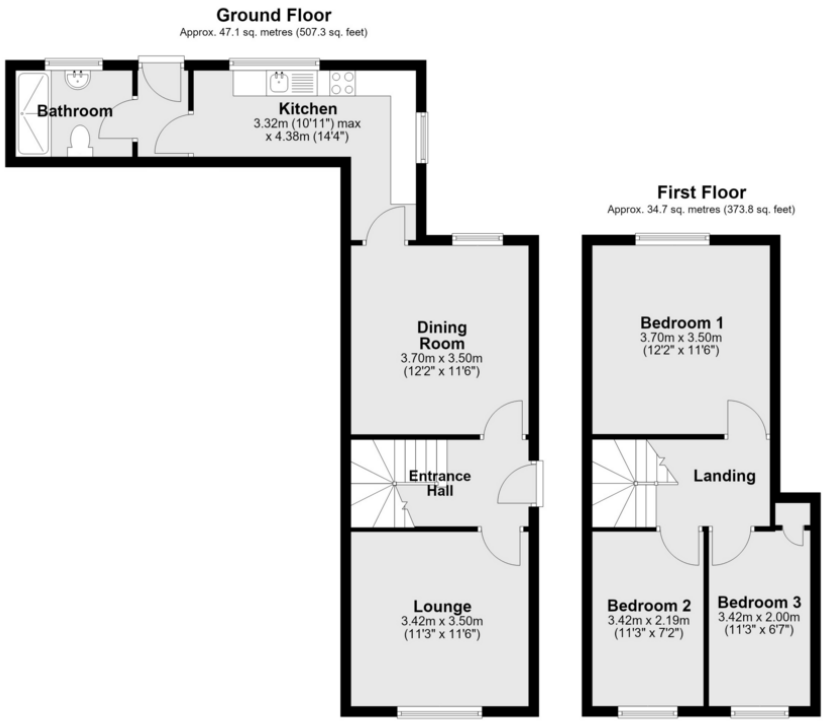
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
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