

5 & 5A Moor Street

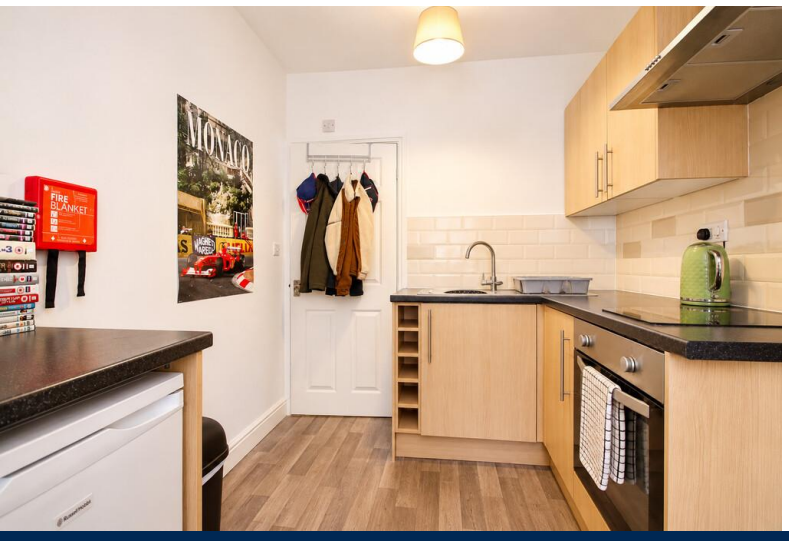
Lincoln, LN1 1PW

Book a Viewing!

£395,000

Substantial investment opportunity comprising two neighbouring properties, 5 Moor Street and 5A Moor Street, held under a single title deed. The accommodation provides six letting rooms in total, with a mixture of private kitchenette facilities, en-suite shower rooms and shared amenities. The property is fully managed and occupied by professional tenants.

The accommodation comprises of six letting rooms, multiple kitchenette facilities, four en-suite shower rooms, additional shared shower facilities, communal hallway accommodation and a secure shared courtyard.





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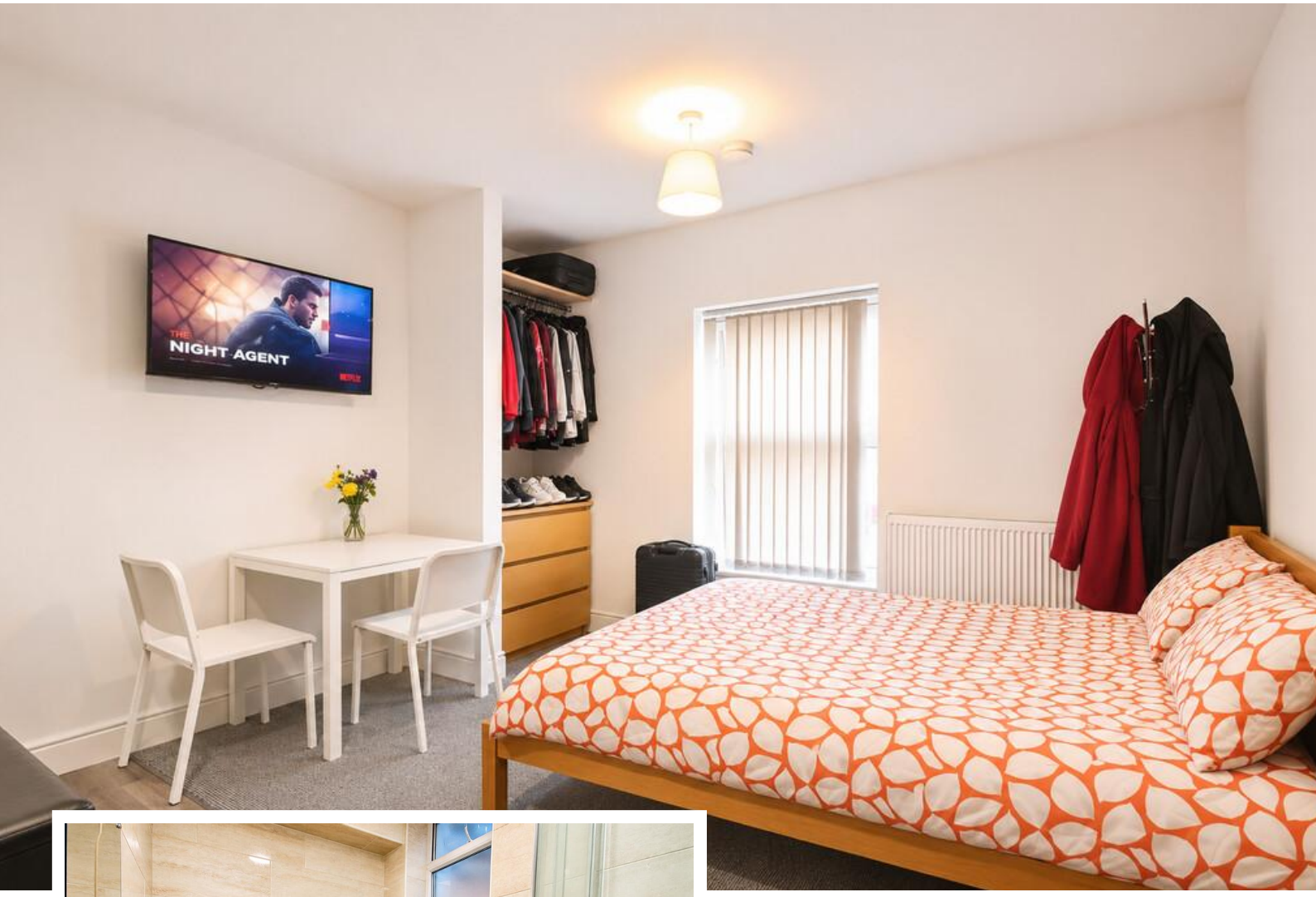





LOCATION

Moor Street occupies a prime position within Lincoln's highly sought-after West End, one of the city's most popular residential and investment locations. The property is within walking distance of a wide range of independent cafés, bars, restaurants and local amenities, together with the open green spaces of West Common, making the area particularly appealing to professionals and those working within the city.

The University of Lincoln, Lincoln city centre and Lincoln Central Railway Station are all accessible on foot, ensuring excellent connectivity and consistent rental demand. Residents can also easily enjoy everything Lincoln has to offer, from the shopping and leisure facilities within the city centre to the historic Castle Square, Lincoln Castle, Lincoln Cathedral and the Bailgate Quarter, all of which are within comfortable walking distance.

The combination of strong tenant demand, excellent amenities and a highly desirable location continues to make the West End one of Lincoln's most established and sought-after rental markets.









5 MOOR STREET

COMMUNAL HALLWAY
Providing access to the accommodation together with a useful built-in boiler cupboard.

ROOM 1
13' 3" x 11' 9" (4.04m x 3.58m) Double letting room benefiting from its own kitchenette facilities.

ROOM 2
13' 3" x 10' 11" (4.04m x 3.33m) Double letting room benefiting from its own kitchenette facilities.

SHOWER ROOM 1
Fitted with a shower cubicle, WC and wash hand basin. Further benefits include tiled flooring and tiled splashbacks.

SHOWER ROOM 2
Fitted with a shower cubicle, WC and wash hand basin. Further benefits include tiled flooring and tiled splashbacks.

5A MOOR STREET

ROOM 3
18' 4" x 17' 7" (5.59m x 5.36m) Ground floor double letting room benefiting from a separate fitted kitchen and private en-suite. The en-suite consists of a shower cubicle, WC and wash hand basin with tiled flooring and tiled splashbacks. The kitchen is fitted with storage cupboards, worktop space, sink, appliance space and door providing direct access to the communal courtyard.

FIRST FLOOR LANDING
Providing access to the remaining bedrooms, utility cupboard and shared shower room.

ROOM 4
17' 5" x 11' 9" (5.31m x 3.58m) Large double room with kitchenette facilities.

ROOM 5
23' 10 max" x 11' 4" (7.26m x 3.45m) Large double room with kitchenette facilities and private en-suite shower room. The en-suite is fitted with shower cubicle, WC and wash hand basin together with tiled flooring and tiled splashbacks.

ROOM 6
11' 11" x 11' 9" (3.63m x 3.58m) Double room with kitchenette facilities.

SHARED SHOWER ROOM
Serving Rooms Four and Six.
Comprising shower cubicle, WC and wash hand basin.

OUTSIDE
The properties benefit from a shared courtyard garden with secure coded gate access, providing a practical and secure external space for occupiers.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – 5- C, 5A- D.

COUNCIL TAX BAND – B.

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

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 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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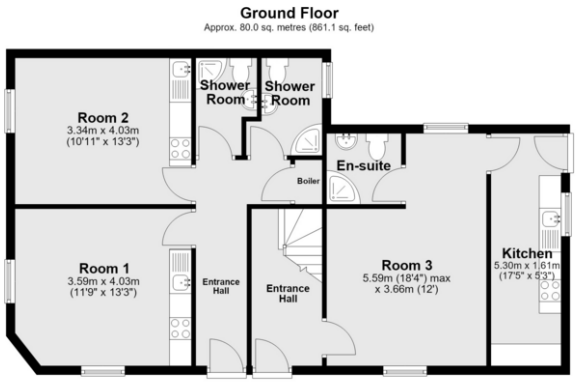

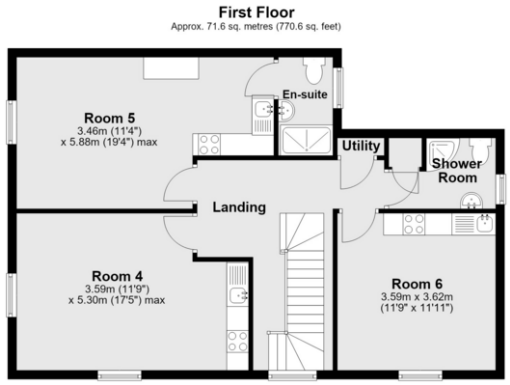

Total area: approx. 151.6 sq. metres (1631.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
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 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.

The Property Ombudsman