

9 Greetwell Place

Lincoln, LN2 4BB

Book a Viewing!

£225,000

Five-bedroom investment property currently operating as a fully managed HMO and let to professional tenants. The property offers five double letting rooms, two en-suite shower rooms, communal living accommodation, three shower room facilities and a generous rear garden, making it an attractive addition to an investment portfolio. The accommodation comprises of an entrance hall, communal kitchen/diner, communal lounge, five double bedrooms, three shower room facilities and a rear garden.





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LOCATION

Greetwell Place occupies a convenient position to the north of Lincoln city centre, just a short walk from Lincoln County Hospital and a wide range of local amenities. The property enjoys a pleasant setting at the end of a quiet cul-de-sac overlooking an area of green space.

The location is particularly attractive to professional tenants, with easy access to Lincoln city centre, Lincoln's business districts, transport links, supermarkets, cafés and leisure facilities. The nearby historic Bailgate, Lincoln Castle and Lincoln Cathedral are also within easy reach, making this a popular residential location.

The combination of strong local amenities, proximity to major employers and a well-established residential setting continues to make this an attractive area for rental investment.

ACCOMMODATION

ENTRANCE HALL

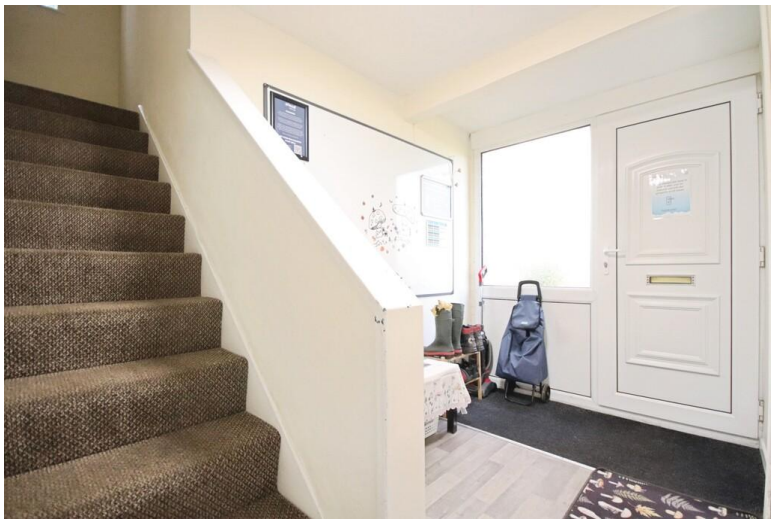
Providing access to Room One, the communal kitchen/diner and staircase rising to the first floor.

COMMUNAL KITCHEN/DINER

18' 3" x 6' 10" (5.56m x 2.08m) A shared kitchen and dining space fitted with a range of worktops and storage units. Facilities include sinks, hob, appliances, dining area and useful under-stairs storage cupboard









ROOM 1
15' 11" x 10' 8" (4.85m x 3.25m) Ground-floor double bedroom with private en-suite shower room.

ROOM 2
10' 8" x 10' 1" (3.25m x 3.07m) Ground-floor double bedroom benefiting from direct access to the rear garden.

FIRST FLOOR LANDING
Providing access to the remaining bedrooms and communal facilities.
The landing also benefits from built-in storage cupboard space.

ROOM 3
11' x 10' 4" (3.35m x 3.15m) Double bedroom.

ROOM 4
11' x 10' 8" (3.35m x 3.25m) Double bedroom with private en-suite shower room.

ROOM 5
10' 8" x 9' 1" (3.25m x 2.77m) Double bedroom.

SHARED SHOWER ROOM
Fitted with shower tray and enclosure, Mermaid-style wall boarding, WC and wash hand basin.

COMMUNAL LOUNGE
10' 2" x 6' 6" (3.1m x 1.98m) Additional shared reception space providing a comfortable communal living area for tenants.

OUTSIDE
The property benefits from a generous rear garden, predominantly laid to lawn and complemented by a useful garden shed. The position at the end of the cul-de-sac provides a pleasant outlook across adjacent green space.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

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

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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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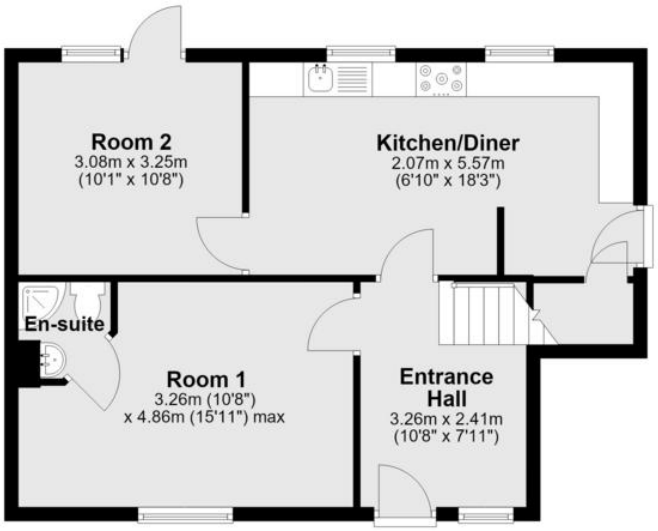
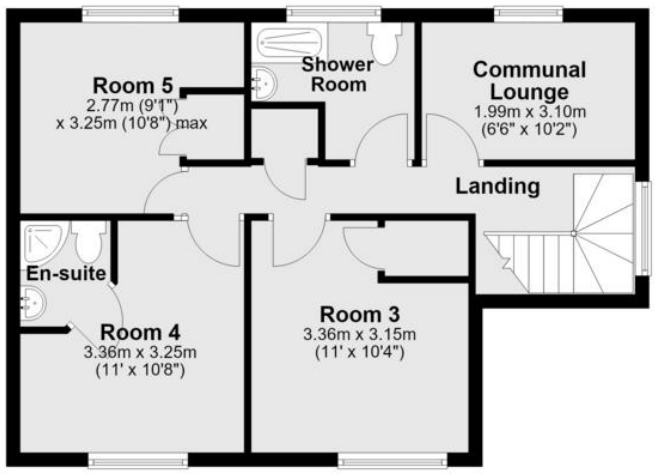
Ground Floor
Approx. 53.1 sq. metres (571.1 sq. feet)



First Floor
Approx. 49.7 sq. metres (534.5 sq. feet)



Total area: approx. 102.7 sq. metres (1105.6 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