

**Boswell Grove, Lincoln**

**Asking Price £135,000**

  
**MARTIN & CO**

Boswell Grove, Lincoln

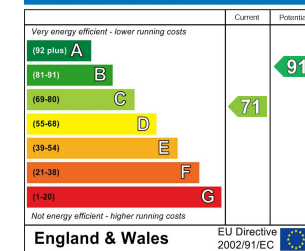
House - Mid Terrace

2 Bedrooms, 1 Bathroom

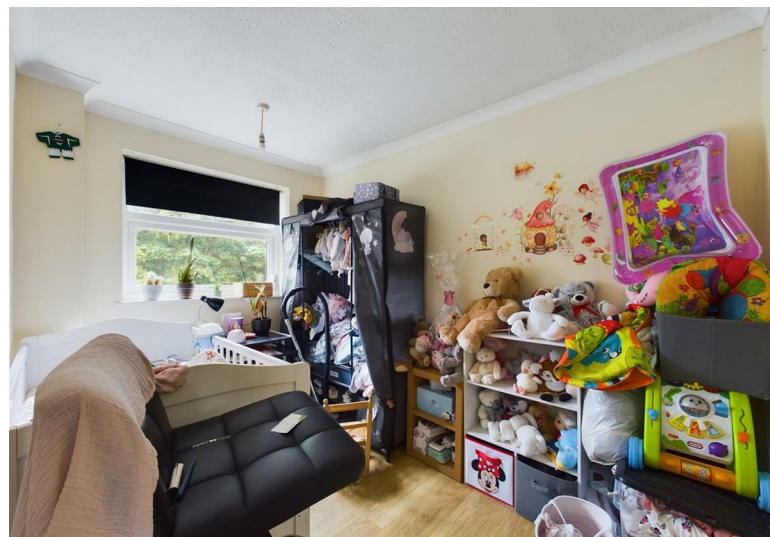
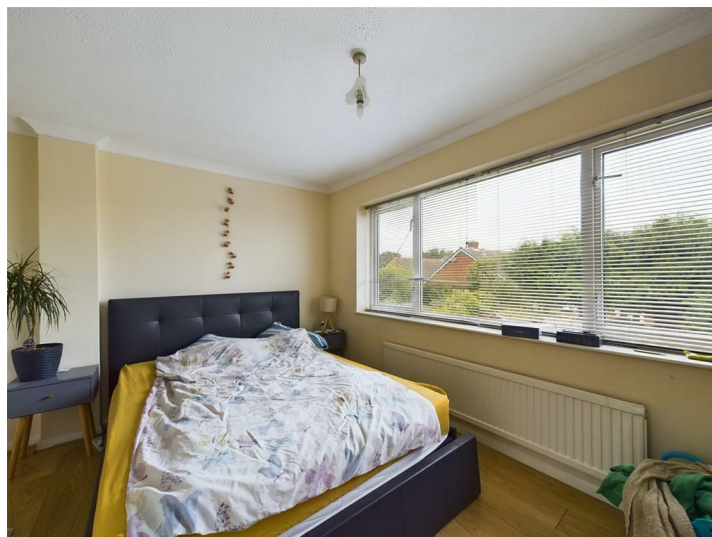
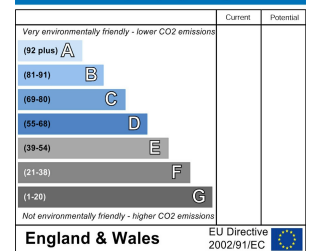
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- Investment Opportunity
- Tenants in Situ
- 6.0% Gross Yield
- Cul-De-Sac Setting
- Garage En Bloc
- No Onward Chain
- EPC - C / Council Tax - A
- Tenure - Freehold

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



**INVESTMENT OPPORTUNITY - TENANTS IN SITU -**  
6.0% Gross Yield - Two bedroom mid-terraced home within a cul-de-sac setting, close to local amenities. Comprising of a porch, hallway, kitchen and lounge/diner, two bedrooms and a bathroom. Gardens and garage en bloc. No onward chain.

The property is close to amenities including The Forum shopping precinct, Tritton Road and further large supermarket chains plus schooling of all ages. North Hykeham locally benefits from road and rail links to include public transport available into the city centre.

EPC Rating - C

Council Tax Band - A  
Tenure - Freehold

**Investment Opportunity**  
This property is available as an investment purchase with a tenant in situ on a periodic tenancy paying £685pcm.

**Porch**  
PVC entrance door and window, tiled flooring and lighting.

**Entrance Hall**  
Tiled flooring, radiator, pendant fitting and the mains consumer unit. Stairs rising to the first floor.



#### Kitchen

7'6" x 6'11"

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a freestanding gas cooker, slimline fridge freezer plus further space and plumbing for a washing machine. Tiled flooring, PVC front window, light and extractor. Wall mounted Glow Worm gas boiler.

#### Lounge Diner

14'7" x 13'0" (max measurements).

PVC window and door to the rear aspect, tiled flooring, radiator, pendant fitting and an under stairs storage cupboard with lighting.

#### Stairs / Landing

Carpet flooring, pendant fitting, access to the loft and an airing cupboard housing the hot water cylinder.

#### Bedroom

12'11" x 9'9"

Bedroom - 3.948 x 2.977

PVC window to the rear, laminate flooring, pendant fitting, radiator and an inbuilt wardrobe storage cupboard.

#### Bedroom

9'11" x 6'9"

PVC window to the front, laminate flooring, pendant fitting and a radiator.

#### Bathroom

5'11" x 5'1"

Low level WC, pedestal wash basin and a panel bath with electric shower over. PVC window to the front, tiled flooring, heated towel rail, light and extractor.

#### Outside

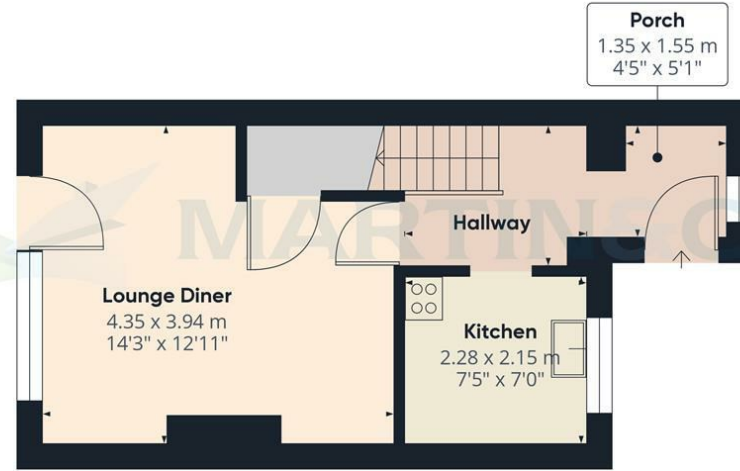
To the front is a garden with a gravel border and concreted area. Small outside storage shed. On road parking is available. To the rear is an enclosed garden being mainly laid to lawn with a patio area and gated access to the rear.

#### Garage

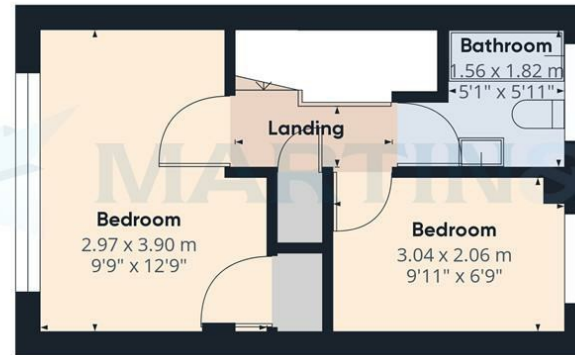
Located within a block, up and over door to the front.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
51.71 m<sup>2</sup>  
556.6 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.