



**Old Vicarage Gardens,
Skellingthorpe, Lincoln**

0500 000


MARTIN&CO

Old Vicarage Gardens, Skellingthorpe, Lincoln

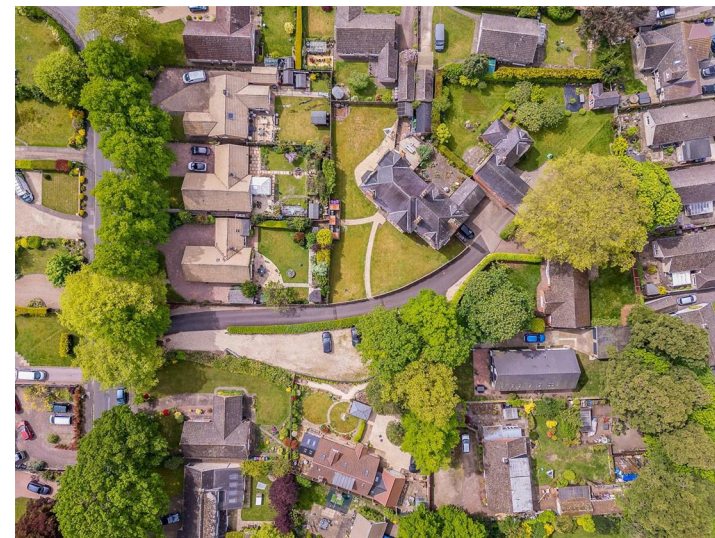
House - Detached
9 Bedrooms, 9 Bathroom

£500,000

Date Available:
Deposit:

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Four Self Contained Flats
- Fully Let with £37,440PA Income
- 6.5% Existing Yield to include Auction Reserve and Reservation Fee
- Sold with No Onward Chain
- Tenure: Freehold
- Council Tax Bands: A,A,A,A / EPC Ratings: C,C,D,D

Rare opportunity to purchase this converted mid-19th century Victorian Gothic Revival former Vicarage in the village of Skellingthorpe. Believed to have been built around 1860, since converted into four self contained flats, fully let with an income of £37,440 per annum. Offered for sale through the Modern Method of Auction.



Rare opportunity to purchase this converted mid-19th century Victorian Gothic Revival former Vicarage in the village of Skellingthorpe. Believed to have been built around 1860, since converted into four self contained flats, fully let with an income of £37,440 per annum. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Sold with no onward chain.

Skellingthorpe village benefits from local amenities to include shops, primary schooling and public houses. Regular bus service is available into the City Centre and with easy access to the A46 bypass.

EPC Ratings:

- Flat 1 (C)
- Flat 2 (C)
- Flat 3 (D)
- Flat 4 (D)

Council Tax Bands:

- Flat 1 (A)
- Flat 2 (A)
- Flat 3 (A)
- Flat 4 (A)

Tenure - Freehold

Agent note-

Flat 3 & 4 marketing photos used were taken prior to the current tenancy. Please see the 360 virtual tour for current condition.

Hard wired smoke and heat detectors are present within the flats and communal areas.

Fire Alarm panel present in the communal entrance.

All flats are provided with portable CO2 detectors, room thermostats and radiators with TRVs.

Cellar is accessible via Flat 4 only having been tanked previously but has been sealed for 6 years.

Potential development opportunity with the generous private parking area as a plot to create a separate residential dwelling, STPP.

The Old Vicarage whilst not listed, is classed as sensitive.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
 314.89 m²
 3389.49 ft²

(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.

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.