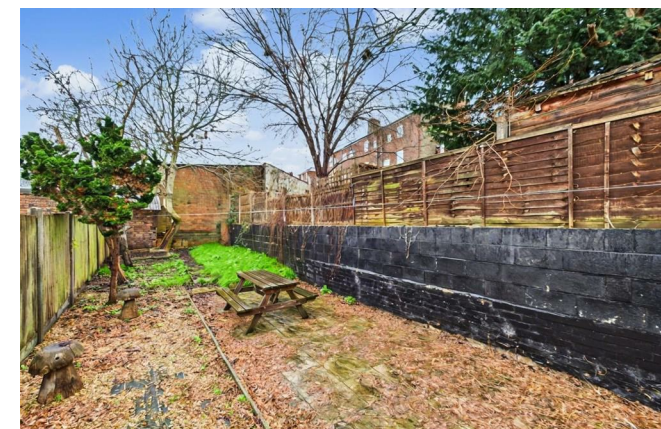




St. Hugh Street, Lincoln

Offers In Excess Of £115,000


MARTIN&CO

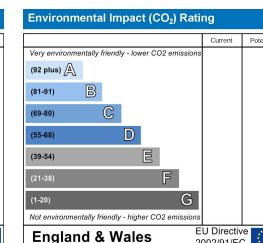
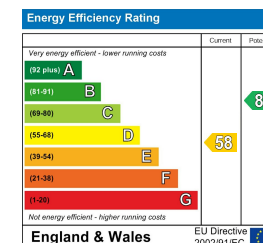
St. Hugh Street, Lincoln

House - Mid Terrace

3 Bedrooms, 1 Bathroom

Offers In Excess Of £115,000

- Sold with No Onward Chain
- Ideal FTB or Investment Purchase
- Centrally Located
- Generous Plot
- On-Street Parking Available
- Close to Local Amenities
- Tenure - Freehold
- EPC Rating - D / Council Tax Band - A



Three bedroom mid terraced home, centrally located on St Hugh Street making for an ideal investment of first time purchase. Occupying a generous plot situated just off Monks Road, making for easy access to the hospital or into the city centre. Sold with no onward chain.

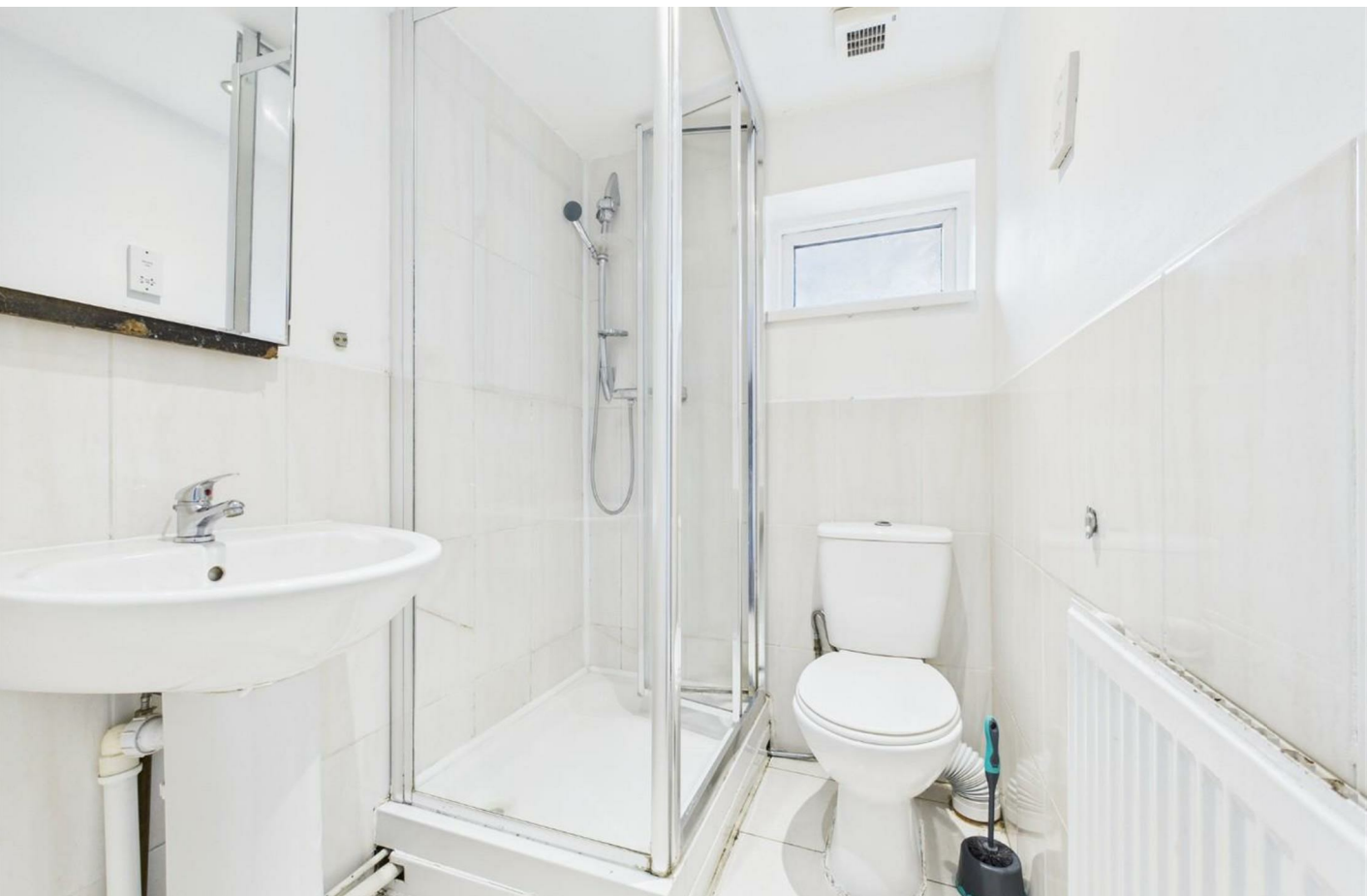
St Hugh Street is situated within walking distance to the local amenities including shops and schooling. Regular public transport is available with Lincoln County hospital, Bishop Grosseteste university and the historic Uphill Bailgate area also situated close by.

EPC Rating - D

Council Tax Band - A
Tenure - Freehold

Living Room
12'5" x 11'2"
Entrance door and PVC window to the front, carpet flooring, light fitting and a radiator.

Dining Room
12'4" x 9'10"
PVC rear door, wood effect laminate flooring, light fitting, radiator, fire alarm control panel and three storage cupboards housing the meters and mains consumer unit.



Kitchen

11'5" x 4'8"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric oven and hob with wall extractor vent, tiled flooring, radiator, spot lit ceiling plus a side PVC door and window.

Utility Area

6'4" x 4'5"

Laminated work surface with space and plumbing for a washing machine below, tiled flooring, PVC pipe undone, spot lit ceiling, loft access and the wall mounted Ideal gas combination boiler.

Shower Room

5'7" x 4'5"

Low level WC, pedestal wash basin and a cubicle housing the mains thermostatic shower. Tiled flooring, PVC rear window, radiator, spot lit ceiling and extractor.

Stairs / Landing

Carpet flooring, ceiling and wall lighting plus access to the loft.

Bedroom

11'0" x 9'10"

PVC window to the front, carpet flooring, light fitting and a radiator.

Bedroom

11'1" x 5'8"

PVC window to the front, carpet flooring, light fitting and a radiator.

Bedroom

12'5" x 9'11"

PVC window to the rear, carpet flooring, light fitting and a radiator.

Outside

To the front is parking for resident permit holders or 2 hour no return, Monday-Saturday 8am-6pm.

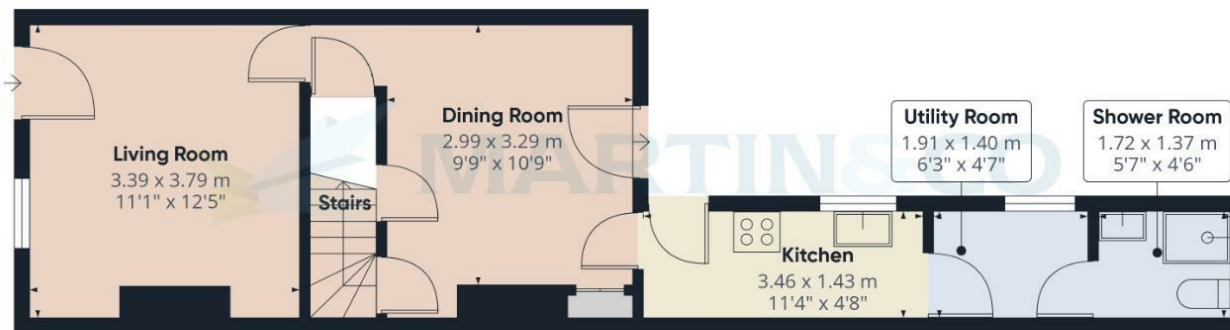
To the rear is a generous, fully enclosed, West facing garden, offering low maintenance upkeep with a spacious paved patio area, gravelled borders and a laid lawn. Gated access to the side shared passageway.

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.

Agent Note

The property has been previously occupied by a housing association so benefits from many of the multiple occupancy upgrades such as emergency lighting, fire alarm system, fire doors etc. The property may have been exempt from licencing on this basis and as such we're unaware of the property holding a HMO licence.



Floor 0



Floor 1



Approximate total area⁽¹⁾
65 m²
700 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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.