



**St. Catherines Grove, Lincoln**

**£115,000**

  
**MARTIN&CO**



St. Catherines Grove, Lincoln

Flat

2 Bedrooms, 2 Bathroom

£115,000

Date Available:

Deposit:  
null

- Two Bedroom Ground Floor Flat
- Self Contained
- Converted Property
- Electric Heating
- Rear Garden
- No Onward Chain
- Tenure - Leasehold, 999 Years, Peppercorn Ground Rent, Service Charge TBC
- Council Tax Band - A / EPC Rating - D

Two bedroom ground floor flat within this converted character terraced home. Having been separated into two self contained dwellings, this property comprises internally of an entrance, living room, kitchen, shower room and two bedrooms. Externally benefitting from a rear garden. No onward chain.





Two bedroom ground floor flat within this converted character terraced home. Having been separated into two self contained dwellings, this property comprises internally of an entrance, living room, kitchen, shower room and two bedrooms. Externally benefiting from a rear garden. Property would make for an ideal FTB or Investment Purchase with a projected gross yield of 7.8%. No onward chain.

Lincoln City Centre is a short walk away which offers many amenities to include shops, public houses and schooling of all ages to include the Outstanding Ofsted Rated LSST Priory.

EPC Rating - D  
Council Tax Band - A  
Tenure - Leasehold

Entrance  
PVC entrance door to the side, tiled flooring, PVC window, two pendant fittings and an electric radiator.

Utility Area  
4'5" x 3'10"  
Space and plumbing for a washing machine, storage cupboards housing the water heater, spot light and tiled flooring.

Shower Room  
6'2" x 3'10"  
Fully tiled room with low level WC, pedestal wash basin and a double cubicle with electric shower. Spot lit ceiling, extractor and wall heater.

Bedroom  
10'4" x 6'9"  
PVC side windows and door, carpet flooring, pendant fitting and an electric radiator.

Kitchen  
11'6" x 7'3"  
Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink with drainer. Fitted oven, hob with extractor over, space for a fridge freezer. Tiled flooring, PVC side window, electric radiator and a light fitting.

Living Room  
12'5" x 11'7" (max measurements).  
PVC window to the rear, carpet flooring, pendant fitting and an electric radiator.

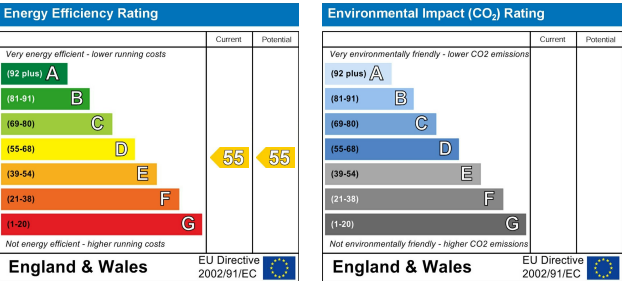
Hallway  
Carpet flooring, spot light and a storage cupboard. Split level floor between living room and bedroom.

Bedroom  
13'0" x 11'6" (max measurements).  
PVC bay window to the front, carpet flooring, pendant fitting and an electric radiator. Small storage cupboard houses the consumer unit.

Outside  
Accessed via a shared passage way with a PVC door to the front, two further doors leading to the rear and lighting. The rear offers an enclosed South Facing garden with raised beds and a patio area.

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.

Leasehold Information





Approximate total area<sup>(1)</sup>

54.59 m<sup>2</sup>  
587.6 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.