



**Carlton Street, Lincoln**

**£130,000**

  
**MARTIN & CO**

Carlton Street, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£130,000

Date Available:

Deposit:

null

- Prime Uphill Location
- No Onward Chain
- Modern Fitted Kitchen
- Well Presented Home
- Rear Garden
- Ideal Investment Purchase
- Council Tax - A / EPC Rating - D
- Tenure: Freehold

**\*\*INVESTMENT ONLY - TENANT IN SITU -**

**\*\* Two bedroom home situated in a prime uphill location just off Burton Road making for an ideal investment opportunity. Comprising internally of a lounge, kitchen diner, two bedrooms and a bathroom. No onward chain. 5.5% Gross Yield**



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Carlton Street is located off Burton Road, being within walking distance to the Cathedral Quarter and Bailgate. Burton Road has plentiful amenities to include shops, hairdressers, public houses, medical and more!

**INVESTMENT OPPORTUNITY**

The property benefits from a tenant in situ on a fixed term AST until January 2026 paying £675pcm.

**LOUNGE**

11'1" x 10'10"  
PVC entrance door and window to the front aspect, pendant fitting, radiator, laminate flooring plus a decorative feature fireplace. Gas meter housed in cupboard.

**KITCHEN**

11'2" x 10'10" max measurements  
Base and eye level units with roll edge worksurfaces, tiled splash backs and inset stainless steel sink and drainer. Fitted electric oven with gas hob and extractor over plus space for a freestanding fridge freezer and further under counter space and plumbing for a washing machine. Vinyl flooring, radiator, pendant fitting, wall mounted combination Worcester boiler, PVC window and door to the rear aspect. Under stairs cupboard houses the electric meter and mains consumer unit.

**STAIRS / LANDING**

Two pendant fittings, carpet flooring and access to the loft.

**BEDROOM**

11'2" x 10'10"  
PVC window to the front aspect, carpet flooring, radiator, pendant fitting, decorative feature fireplace and a storage cupboard.

**BEDROOM**

11'2" x 4'7"  
PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

**BATHROOM**

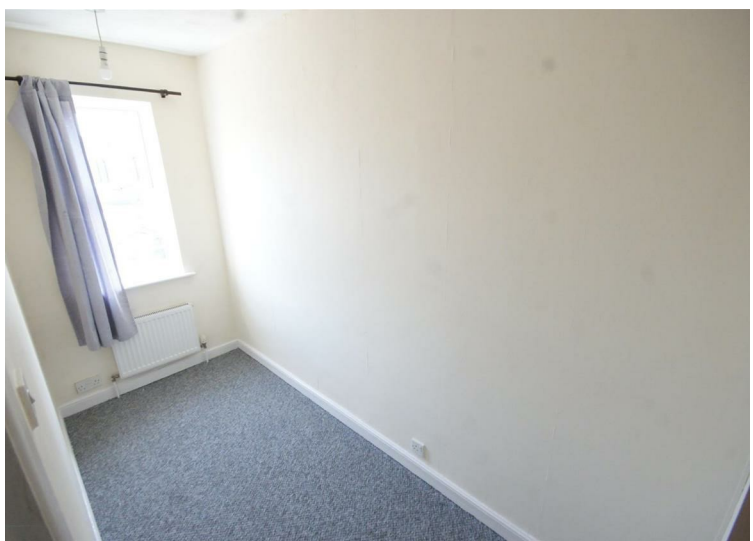
6'6" x 5'11"  
Low level WC, pedestal wash basin and a panel bath with electric shower over. Vinyl flooring, radiator, light and extractor.

**OUTSIDE**

The front of the property benefits from on road parking being available. The rear offers a long garden with a patio area and stepping stone pathway to the outbuildings. Please note that there is a right of access across the rear garden serving the neighbouring properties.

**FIXTURES & FITTINGS**

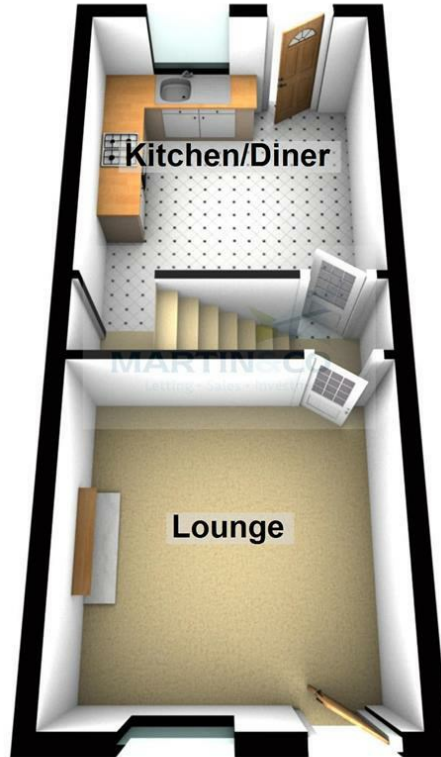
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

## Ground Floor



## First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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**MARTIN&CO**

**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.