



51 Cromwell Street

Lincoln, LN2 5LP

£190,000

This is a four bedroomed, three storey, bay fronted terraced house which is currently let to students until 31st July 2023 and generating an income of £1,200 per calendar month. The property has internal accommodation to briefly comprise of Inner Hall way, bay fronted Ground Floor Bedroom, communal Lounge, communal Kitchen, Rear Lobby, communal Shower Room, First Floor Landing leading to two further Bedrooms and Second Floor Landing leading to the fourth Bedroom. Outside there is a yard to the rear. The property is currently let via "Live With Us" in Lincoln and further information regarding the Tenancies is available upon request.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

On foot, head out of Lincoln along Monks Road and turn right on to Cromwell Street where the property can be located on the left hand side. Cromwell Street is a one way street.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





INNER HALLWAY

With uPVC door to the front aspect, stairs to the First Floor Landing and doors leading to the Ground Floor Bedroom and Communal Lounge.

GROUND FLOOR BEDROOM

11' 0" x 8' 9" (3.37m x 2.68m) With uPVC bay window to the front aspect and radiator.

COMMUNAL LOUNGE

12' 1" x 12' 0" (3.70m x 3.66m) With uPVC window to the rear aspect, decorative fireplace, radiator and doorway leading to the Communal Kitchen.



COMMUNAL KITCHEN

10' 3" x 6' 6" (3.14m x 2.00m) With uPVC window to the side aspect, integral oven and grill, electric induction hob with extractor fan over, fridge, freezer, dishwasher, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, sink unit and drainer and door to the rear lobby.

REAR LOBBY

With uPVC door to the side aspect, radiator, door to the Communal Shower Room, wall mounted gas fired central heating boiler and space for an automatic washing machine.



COMMUNAL SHOWER ROOM

5' 1" x 6' 6" (1.55m x 2.00m) With uPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin and chrome towel rail.

FIRST FLOOR LANDING

Giving access to two Bedrooms and stairs rising to the Second Floor Landing.

BEDROOM

11' 1" x 12' 0" (3.40m x 3.68m) With uPVC window to the front aspect and radiator.

BEDROOM

9' 1" x 12' 0" (2.79m x 3.66m) With uPVC window to the rear aspect and radiator.

SECOND FLOOR LANDING

Giving access to the fourth Bedroom.

BEDROOM

11' 1" x 12' 2" (3.38m x 3.73m) With uPVC window to the front aspect, over stairs storage cupboard and radiator.



OUTSIDE

There is a yard to the rear.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

