



6 York Avenue, Lincoln, LNI ILL - Guide Price: £170,000 (+ £750 Buyers Fee)

Description

A three bedroomed mid terraced Victorian property situated in the West End of the city. The property requires some refurbishment throughout but will offer an ideal buy to let investment or first-time buyer opportunity.

Directions

Entering the City centre on the A57 Carholme Road proceed until you reach a left hand turn on Gresham Street. Stay on this road and then turn left onto Richmond Road which leads into Albert Crescent and Cambridge Avenue. Then turn right onto May Crescent which leads into York Avenue where the property can be found on the left.

Accommodation

Front door into entrance porch with further door to;

Hallway

With stairs to first floor, single radiator, door to:

Reception One 3.75m x 3.85m

Single glazed bay window to front elevation, double radiator, gas fire, meter cupboard.

Reception Two 4.01m x 3.86m

Double glazed casement window to rear elevation, double radiator, door to:

Kitchen/diner 5.01m x 2.87m

Single glazed casement windows to side elevation, fitted wall and base units with stainless steel one and half bowl drainer sink, built-in oven, four ring gas hob with extractor over, part tiled walls, under stairs storage cupboard, double radiator, door to:

Utility 2.99m x 1.79m

Double glazed casement window to side elevation, double radiator, built-in storage cupboard, space and plumbing for washing machine, boiler, door to:

Rear porch

With double glazed door to side elevation, door to storeroom and WC.

WC 1.20m x 0.95m

Mid flush WC.

Storeroom 2.23m x 1.89m

With built-in shelving power and light.

First floor

Bedroom One 4.94m x 3.75m

Double glazed casement windows to front elevation, double radiator.

Bedroom Two 4.03m x 2.74m

Double glazed casement window to rear elevation, single radiator, built in wardrobe.

Bedroom Three 2.88m x 2.79m

Double glazed casement window to rear elevation, double radiator.

Bathroom 2.05m x 1.59m

Double glazed casement window to side elevation, three piece suite comprising panelled bath with shower over, pedestal wash basin, low flush WC, part tiled walls, single radiator.





Landing

With airing cupboard, single radiator, loft access.

Outside

The front elevation offers a small walled garden area, whilst the rear elevation offers a walled yard mainly laid to lawn with flower beds and a pedestrian gate leading to rear passageway.

Services

We understand the property offers mains water, electric, gas and mains sewer connections.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or auctions@jhwalter.co.uk

Solicitors

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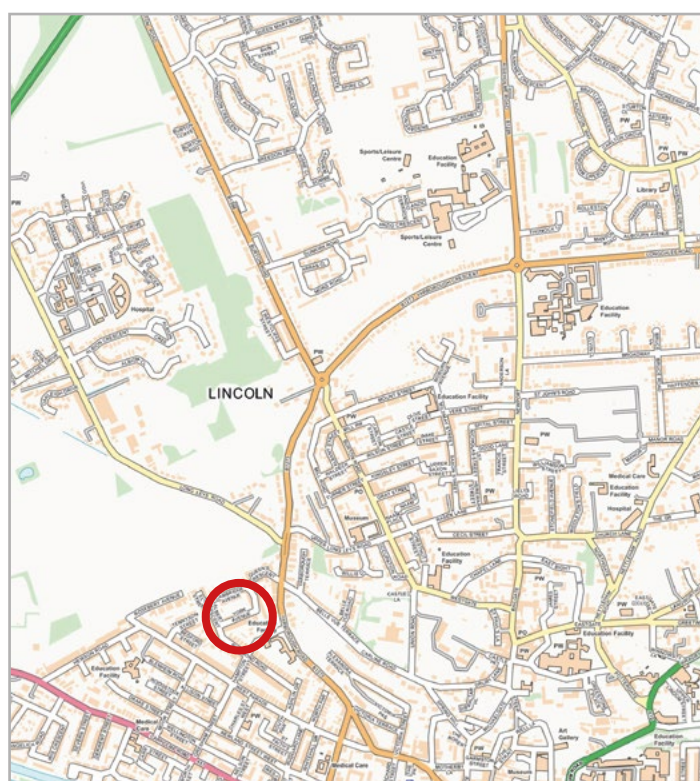
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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.