



30 Little Bargate Street

Lincoln, LN5 8JL

£124,950

A mid terraced house situated to the South of Lincoln City Centre with internal accommodation briefly comprising of Main Entrance Hall, Lounge, Fitted Dining Kitchen, Rear Entrance Porch and First Floor Landing leading to three Bedrooms, Bathroom and Separate WC. Outside there is a forecourt to the front and a rear garden. To the front of the property there is on street parking. The property further benefits from gas central heating. The property is currently let for £580 PCM on a Periodic Tenancy Agreement and can be sold as an Investment Opportunity or with Vacant Possession.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From the centre of Lincoln, proceed South along the High Street. Turn left onto Spencer Street, then left onto Little Bargate Street where the property can be located.

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 College.



SPECIAL NOTE

The property is currently let on a Periodic Tenancy Agreement generating a rental income of £580 pcm (a 5.57% yield based on the asking price of £124,950). The property is available as an Investment Opportunity or with Vacant Possession.

MAIN ENTRANCE HALL

With uPVC main entrance door, stairs to the First Floor Landing, double radiator and built-in storage area.

LOUNGE

15' 2" x 9' 9" (4.62m x 2.97m) With uPVC window, rear entrance door and double radiator.



FITTED DINING KITCHEN

16' 4" x 9' 5" (4.98m x 2.87m) Fitted with a range of wall, base units and drawers with work surfaces over, fitted oven and hob with extractor fan over, plumbing and space for a washing machine, double radiator, cupboard housing the gas fired central heating boiler, sink unit and drainer and uPVC window to front elevation.

REAR ENTRANCE PORCH

12' 5" x 6' 7" (3.78m x 2.01m) With uPVC windows, tiled floor, built-in storage area and uPVC rear entrance door.



FIRST FLOOR LANDING

With storage cupboards.

BEDROOM 1

13' 3" x 8' 10" (4.04m x 2.69m) With uPVC window to rear elevation and single radiator.

BEDROOM 2

9' 8" x 6' 8" (2.95m x 2.03m) With uPVC window to rear elevation and single radiator.



BEDROOM 3

9' 10" x 6' 3" (3m x 1.91m) With uPVC window to front elevation, single radiator and walk-in storage area.

BATHROOM

With suite to comprise bath with shower over and washbasin, double radiator and uPVC window to front elevation.

SEPERATE WC

With WC and uPVC window to front elevation.

OUTSIDE

Front forecourt garden and gated entrance to the rear garden with artificial lawned area and a variety of shrubs.

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

Move with Us and Sills and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £300 per sale and £185 per purchase from them; should you decide to instruct Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £300.

Andrew Harold Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harold Financial Services we will receive a 40-50% of the fee which Andrew Harold Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harold Financial Services will pay a £25 admission 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 550088 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.

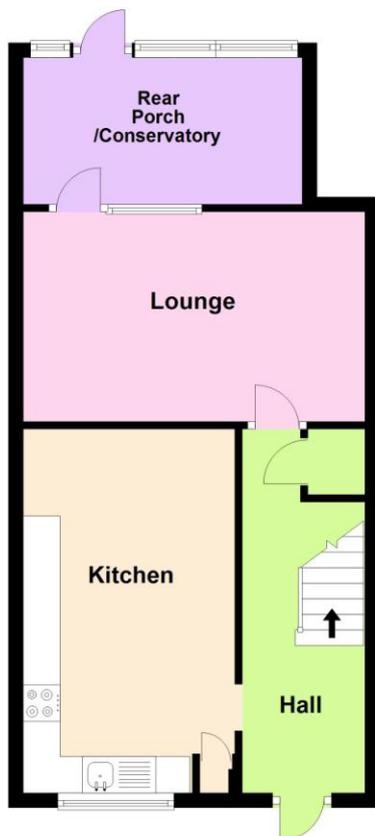
GENERAL

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

1. The details are a general outline of or guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys 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 yourself or inspection, your own advisor or surveyor, particularly on items stated herein and not verified.

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Ground Floor



First Floor



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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 and 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.

