



23 Foss Bank

Lincoln, LN1 1TD

£155,000

INVESTMENT OPPORTUNITY! A two bedroomed house share situated in this riverside location and within a short walk to Lincoln City Centre and Lincoln University. The property is currently let for the 2020/2021 academic year with an approximate income of £11,220 per annum over 51 weeks, offering a potential yield of approximately 7.23%. The property is also let for the upcoming 2021/2022 academic year with an approx. income of £11,730 per annum over a 51 week period with an approx. yield of 7.56%. Internally the property offers living accommodation comprising of Entrance Hallway, Lounge, Dining Room, Kitchen and First Floor Landing leading to two Bedrooms and Bathroom. The property has a small courtyard to the rear of the property and has the additional benefit of off road parking.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along Carholme Road turn left onto Westfield Street and then right onto Foss Bank where the property can be located on the right hand side.

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.

NOTE - Any potential buyer should check all income figures with their solicitors prior to exchange and completion.



ACCOMMODATION

ENTRANCE HALL

With laminate flooring, stairs to the first floor and doors to lounge and dining room.

LOUNGE

11' 9" x 11' 5" (3.58m x 3.48m) , with UPVC double glazed window to the front elevation, laminate flooring and radiator.

DINING ROOM

11' 7" x 11' 5" (3.53m x 3.48m) , with UPVC double glazed external door to the rear elevation, under stairs storage cupboard and laminate flooring.

KITCHEN

10' 0" x 4' 9" (3.05m x 1.45m) , with tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, integral oven, four ring gas hob, plumbing and space for washing machine, space for fridge and UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

With doors to two bedrooms and bathroom.

BEDROOM

12' 1" x 11' 1" (3.68m x 3.38m) , with UPVC double glazed window to the rear elevation, over stairs storage cupboard and radiator.

BEDROOM

10' 5" x 9' 0" (3.18m x 2.74m) , with UPVC double glazed window to the front elevation and radiator.

BATHROOM

11' 8" x 3' 7" (3.56m x 1.09m) , with UPVC double glazed window to the front elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and corner bath with electric shower over, heated towel rail and extractor fan.

OUTSIDE

There is a shared passageway leading to the rear courtyard and off road parking.



WEBSITE

Our detailed website show 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 Sils 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 £160 per sale and £185 per purchase from them; should you decide to instruct Sils & 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 £100.

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

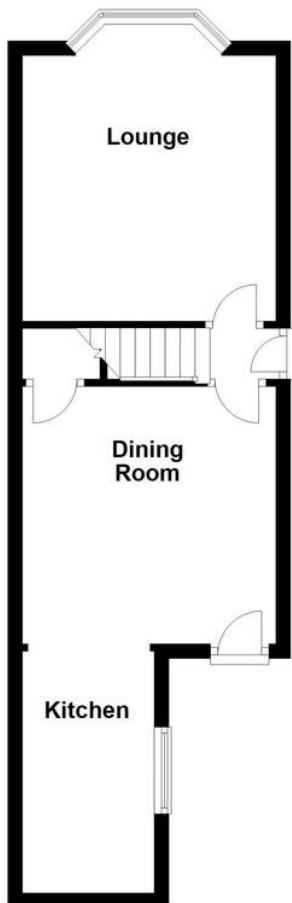
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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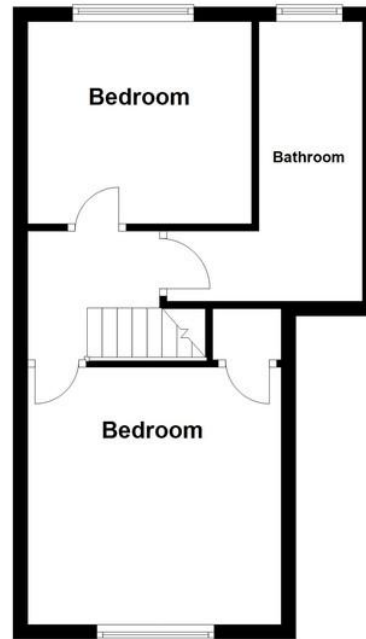
Ground Floor

Approx. 369.9 sq. feet



First Floor

Approx. 354.3 sq. feet



Total area: approx. 724.3 sq. feet

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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 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.

