



## 1 Roman Pavement

Lincoln, LN2 5RD

**£145,000**

Investment Property! This is a semi-detached property positioned in this popular Uphill location just off Greetwell Road. The property is positioned on a corner plot with gardens to the front, side and rear and a driveway providing off road parking. The internal accommodation briefly comprises of Inner Hallway, Lounge, Kitchen Diner, Utility Area and First Floor Landing giving access to three Bedrooms, Bathroom and Separate WC. The property is being sold with the tenant in situ and is generating a rental income of £645pcm. Currently let via Mundys Lettings department.



Roman Pavement, , Lincoln, LN2 5RD



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln along Lindum Hill, bear right onto Greetwell Road, continue along passing the Hospital and then taking the next turning on the right hand side which is Roman Pavement where the property can be located on the left 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.





## ACCOMMODATION

### INNER HALLWAY

With UPVC window and door to the front aspect, stairs to the first floor landing with storage below, wooden flooring, radiator and doors to kitchen diner and lounge.

### KITCHEN DINER

10' 2" x 18' 11" (3.1m x 5.77m) , with UPVC windows to the front and side aspects, UPVC door to the rear aspect, wooden flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring electric hob with extraction above, spaces for dishwasher and fridge and wall mounted cupboards with complementary tiling below.

### UTILITY AREA

With window to the side aspect, space for automatic washing machine and shelving.

### LOUNGE

13' 7" x 12' 7" (4.14m x 3.84m) , with UPVC window to the rear aspect, wooden flooring and radiator.

### FIRST FLOOR LANDING

With UPVC window to the front aspect, access to the roof void and airing cupboard and doors to WC, bathroom and three bedrooms.

### FAMILY BATHROOM

5' 6" x 4' 11" (1.68m x 1.5m) , with UPVC window to the side aspect, suite to comprise of bath and wash hand basin, tiled walls and radiator.

### SEPARATE WC

With UPVC window to the side aspect and WC.

### BEDROOM 1

10' 10" x 12' 3" (3.3m x 3.73m) , with UPVC window to the rear aspect, radiator, decorative fireplace and cupboard.

### BEDROOM 2

10' 9" x 10' 2" (3.28m x 3.1m) , with UPVC window to the rear and radiator.

### BEDROOM 3

8' 7" x 7' 11" (2.62m x 2.41m) , with UPVC window to the front and radiator.

### OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and a garden to the rear.

Disclaimer - The photos used in the marketing of this property were taken prior to the start of the tenancy.



#### WEBSITE

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#### 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.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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.

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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

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### Ground Floor

Gross internal area: 43.0 m<sup>2</sup> (462.3 ft<sup>2</sup>)



### First Floor

Gross internal area: 42.0 m<sup>2</sup> (452.6 ft<sup>2</sup>)



Drawings are for illustrative purposes only.  
Produced using Quick Sketch 3.17.2w

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