

3 Temple Gardens, Lincoln, LN2 INP Guide Price: £300,000 (+ £750 Buyers Fee)

Description

Built in 1877 this substantial semi-detached Victorian property is set close to the City Centre and the ever popular Cathedral quarter. The property is currently set up as an 8 bedroom student HMO investment and currently has 5 rooms let at £98 p/w for the 2020/21 academic year inclusive of bills.

Directions

Heading North on Broadgate proceed up Lindum Hill and turn left onto Temple Gardens, adjacent to Lincoln UTC College.

Accommodation

Ground floor

Entrance Hall 7.74m max by 4.82m max

Single glazed sash window to side elevation, stairs to first floor, two single radiators, door to:

Bedroom One 6.20m x 6.09m

Single glazed sash bay window to front elevation, feature cast-iron fireplace with marbeline surround, double radiator.

Lounge 8.19m x 6.29m

Single glazed sash bay window to rear elevation, further single glazed sash window to front elevation, two double radiators, door to:

Kitchen 3.62m x 3.16m

Single glazed sash window to side elevation, fitted wall and base units with stainless steel one and half bowl drainer sink, built in oven, four ring gas hob, space and plumbing for washing machine, part tiled walls, dishwasher.

Bathroom 2.69m x 1.77m

Single glazed sash window to rear elevation, three-piece suite comprising large shower cubicle, pedestal wash basin, mid flush WC, part tiled walls.

Rear landing

Single radiator, door to rear elevation, stairs to first floor.

Bedroom Two

Divided into two areas as follows;

Lounge area 3.95m x 3.64m

Single glazed casement window to side elevation, double radiator, door to:

Bedroom 3.95m x 2.87m

Single glazed casement window to side elevation, single glazed picture window to rear elevation, door to rear elevation, double radiator.

Basement

Bedroom Four 6.10m x 4.97m

Double glazed casement window to front elevation, single radiator, storage cupboard, built-in wardrobes.

Landing

With door to storage area, single radiator.

First floor rear

Bedroom Three 3.64m x 2.65m

Single glazed sash windows to front and side elevation, single radiator.

Study area 3.95m max x 2.87m max

Used in conjunction with bedroom three, single glazed sash window to rear, single radiator, wash basin in vanity unit.

Second floor

Bedroom five - 4.63m x 3.34m

Single glazed sash window to rear elevation, single radiator

Bedroom six - 4.63m x 3.65m

Single glazed sash windows to front and side elevation, single radiator.

Bedroom Seven 4.87m x 2.54m

Single glazed sash window to rear elevation, single radiator.

Bedroom Eight 6.22m x 5.76m

Single glazed sash bay window to front elevation, built-in storage cupboard, single radiator.

Bathroom 3.08 x 2.08

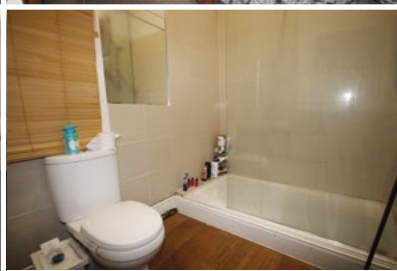
Single glazed sash window to rear elevation, three-piece suite comprising shower cubicle, pedestal wash basin, low flush WC, part tiled walls, single radiator, extractor, door to:

Boiler room

Single glazed sash window to side elevation, boiler.

Outside

The front elevation offers walled garden and the rear elevation offers a tiered patio with pedestrian access to Temple Gardens.



Services

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

Tenure & Possession

Freehold, subject to the existing tenancy agreements.

Viewing

Strictly by appointment with the Auctioneers. Tel: 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. Contact us on 01522 504360 or auctions@jhwalter.co.uk

Solicitors

Jacqueline Ross
Ringrose Law
Endeavour House
3 Gilbert Drive
Wyberton Fen
Boston, PE21 7TR

01205 314615

Jacqueline.ross@ringroselaw.co.uk

Agent

James Mulhall: 01522 504360



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