



**8 Colegrave Street, Lincoln, LN5 8DW - Guide Price £198,000 (+ £750 Buyers Fee)**

**Description**

A substantial Victorian mid terrace property situated in south of the city. The property extends to around 1,625ft<sup>2</sup> and is set up as a six bedroom HMO with the necessary licence in place. The property does require a scheme of refurbishment throughout and currently has two rooms let at £340 pcm and £368pcm on assured shorthold tenancy agreements.

**Directions**

Entering Lincoln on the A15 Cross O' Cliff Hill proceed onto St Catherines until you reach a left hand turn on Colegrave Street. The property can be found on the right hand side depicted by our auction board.

**Accommodation**

**Ground Floor**

**Entrance Hall**

Single radiator, stairs to first floor

**Bedroom One 4.01m x 4.50m**

Single glazed bay window to front elevation.

**Bedroom Two 3.94m x 3.51m**

Single glazed sash window to rear elevation, double radiator, fireplace (not currently in use).

**Communal Lounge 3.71m x 3.04m**

Single glazed sash window to side elevation, double radiator, built-in storage, archway to:

**Kitchen 3.28m x 2.40m**

Single glazed casement window to side elevation, fitted wall and base units with stainless steel single drainer sink, built-in oven, four ring gas hob with extractor over, space and plumbing for washing machine, part tiled walls, archway to:

**Rear Porch**

With door to side passageway and further door to side elevation, single radiator, archway to:

**Bathroom 2.34m x 2.28m**

Single glazed casement window to rear elevation, three-piece suite comprising panelled bath with shower over, pedestal wash basin, mid flush WC, double radiator, part tiled walls.

**Storeroom 2.28m x 0.94m**

Double glazed casement window to side elevation.

**First Floor**

**Bedroom Three 4.13m x 3.54m**

Single glazed casement window to side elevation, double radiator, wash hand basin.

**Spare Room/potential Bedroom Seven 3.21m x 2.15m**

Single glazed sash window to side elevation, double radiator, Vaillant boiler.

**Bathroom Two 2.04m x 1.87m**

Single glazed sash window to side elevation, three-piece suite comprising panelled bath with shower over, mid flush WC, pedestal wash basin, part tiled walls, single radiator.







## Second Floor

### Bedroom Four

Single glazed window to side elevation.

### Bedroom Five 3.80m x 3.28m

Two single glazed sash windows to front elevation, double radiator, built-in storage.

### Bedroom Six 2.93m x 2.69m

Single glazed sash window to front elevation, single radiator.

### Landing

Single radiator, loft access

## Outside

The front elevation offers a small walled yard area and a side passageway. The rear elevation offers a large patio area and further walled garden.

## Services

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

## Tenure & Possession

Freehold, subject to the current assured shorthold tenancy agreements.

## Viewing

Please contact the Auctioneers for details of open viewing days.  
Tel: 01522 504360

## Completion Date

This lot will be sold with a 10% deposit and up to 4 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. Please contact us on 01522 504360 or [auctions@jhwalter.co.uk](mailto:auctions@jhwalter.co.uk) so that we can complete an electronic identity check and issue a buyer number. We are most grateful for your assistance and please bring your original identity documents on the night of the auction.

## Solicitors

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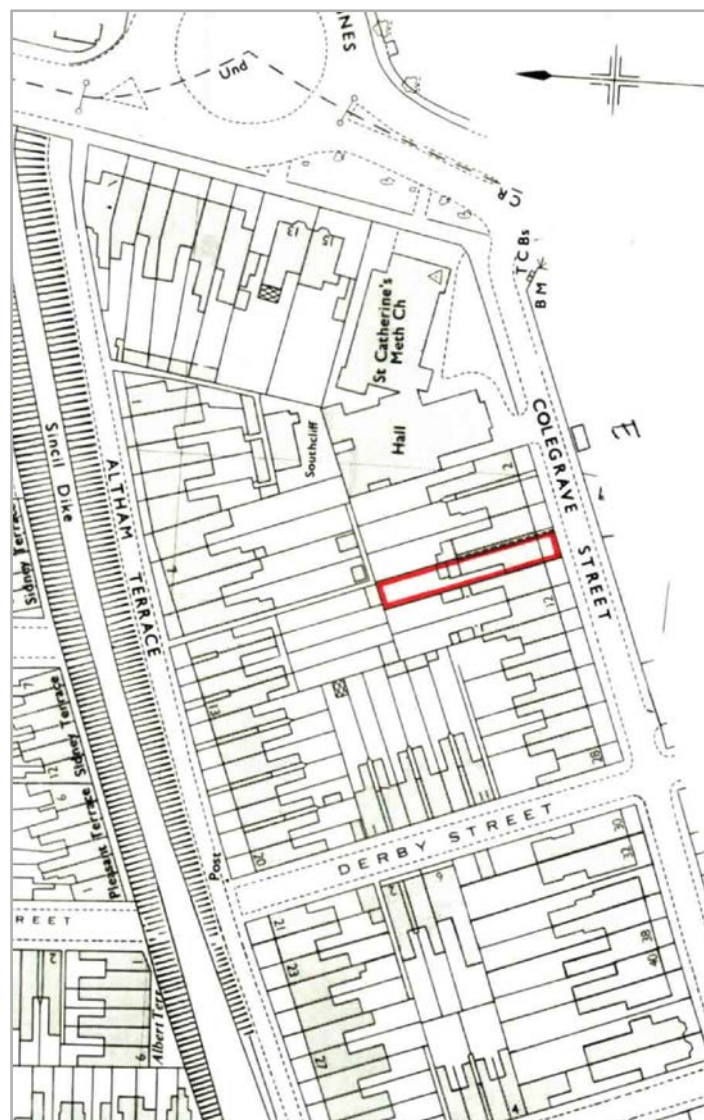
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## Agent

James Mulhall or James Drabble 01522 504360



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