



Pygott
& Crone

179 Monks Road
Lincoln, Lincolnshire, LN2 5JN

£160,000

3 Bedroom Terraced House

- Freehold
- READY MADE INVESTMENT OPPORTUNITY
- Converted House Currently 2 Apartments
- 1 x 1 Bed GF Flat & 1 x 2 Bed FF Flat
- Spacious Accommodation Throughout
- GF Flat with Good Sized Rear Garden
- Popular Central Residential Location
- Potential to Create Large Family Home
- Rental Information Available Upon Request
- EPC Ratings - D/D, Council Tax Band - A

Click here to access the Energy Performance Certificate for 179 Monks Road, Lincoln, Lincoln, Lincolnshire, LN2 5JN



Overview

****READY MADE INVESTMENT OPPORTUNITY - TWO SELF CONTAINED FLATS****

A huge opportunity for investors in a popular central location within a short distance of Lincoln Hospital, Lincoln College and the improving city centre which is being sold with the added benefit of having no onward chain.

The property is currently split into two apartments, one of which on the ground floor and one to the first floor. The accommodation is spacious and flexible throughout and has potential for amendments should the purchaser desire.



The property is accessed via a communal entrance, the ground floor apartment contains Entrance Hallway, Bay-Fronted Double Bedroom, Reception Room, Large Kitchen Diner, Utility / Storage Room and Shower Room. The ground floor flat also comes with the benefit of having a Rear Garden with gated pedestrian access to the rear.

The first floor contains Fitted Kitchen, Shower Room, Two well-proportioned Double Bedrooms as well as another room currently used as Living Room.

The property is located in an ideal position and is situated opposite the popular public space of The Arboretum which boasts easy access to Uphill Lincoln, specifically Lincoln Hospital. There are a vast range of amenities such as Co-Op takeaways and park space on the doorstep.

Agent's Note: The flats are currently let on AST's and is being sold with the tenants in situ. For further details, please enquire with the agent.

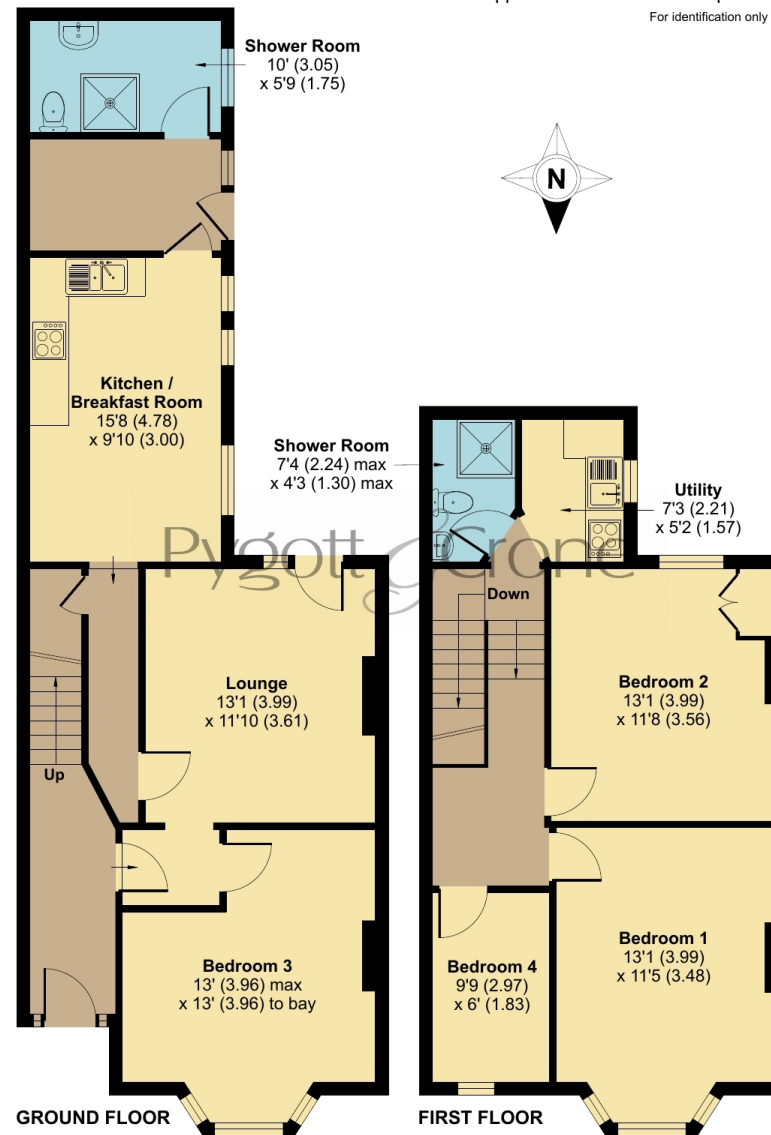




Monks Road, Lincoln, LN2

Approximate Area = 1295 sq ft / 120.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Pygott & Crone. REF: 901297



Location



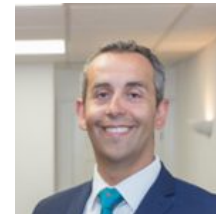
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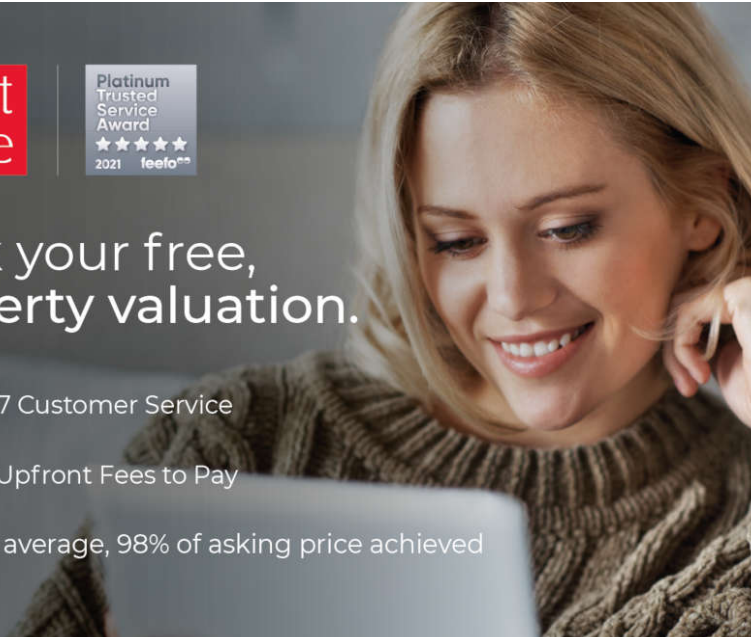
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is on the market with our Lincoln branch

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