



25 Smith Street
Lincoln, Lincolnshire, LN5 8HY

Guide Price
£85,000

2 Bedroom Terraced House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- 2 Bedroom Terraced House
- Renovation needed
- Excellent opportunity
- City centre location
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 25 Smith Street, Lincoln, Lincolnshire, LN5 8HY](#)



Overview

For Sale By Modern Method of Auction - T & Cs Apply

This well-positioned two-bedroom terraced home offers easy access to Lincoln City Centre and the mainline railway station, making it a superb choice for those seeking both convenience and excellent transport links.

The accommodation includes a generous lounge, a separate dining room, a fitted kitchen, and a family bathroom. Upstairs, the property features two well-proportioned double bedrooms, providing comfortable living space throughout.

To the rear, you'll find a low-maintenance garden—ideal for relaxing or entertaining—while on-street parking is available at the front of the property.

Offered with no onward chain, this home represents an excellent opportunity for first-time buyers, investors, or anyone looking to downsize in a well-connected and established residential area.

Agent's Note: There is shared access to a passageway at the rear of the property.

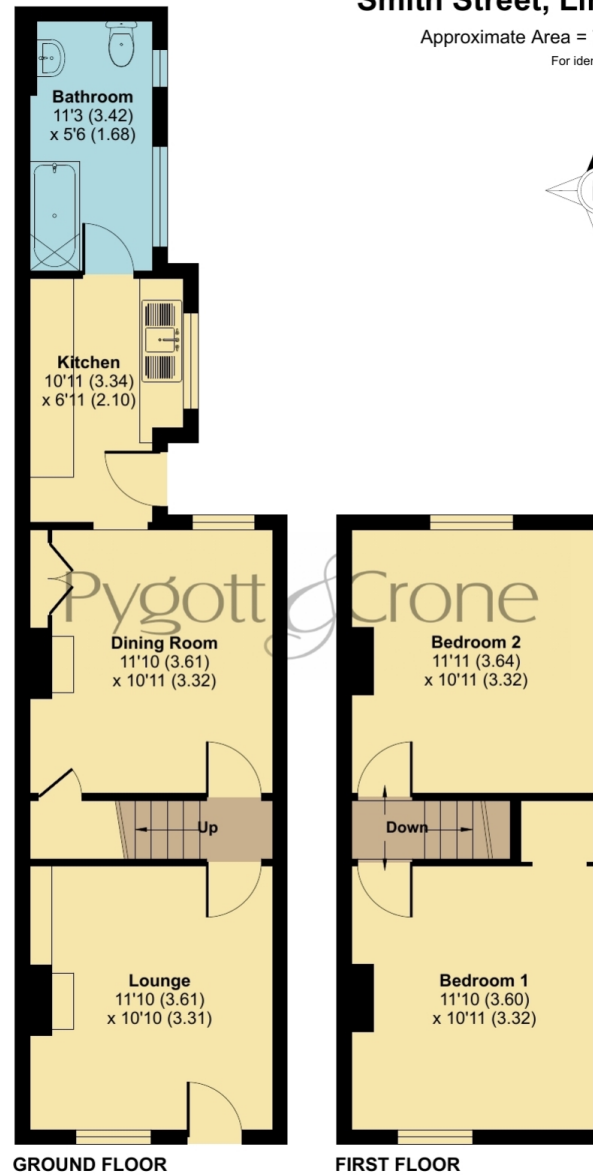




Smith Street, Lincoln, LN5

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1353744






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BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Lounge 3.61 x 3.31m

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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