



10 Cheviot Street
Lincoln, Lincolnshire, LN2 5JD

Guide Price
£160,000

3 Bedroom Terraced House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Mid Terrace Home
- 3 Bedrooms
- No Onward Chain
- Highly Sought After Area
- Extensive Living Accomodation
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 10 Cheviot Street, Lincoln, Lincolnshire, LN2 5JD](#)



Overview

Modern Method Of Auction - T & C's Apply

An excellent opportunity for investors, developers and buyers looking for a renovation project, this substantial three-storey property on Cheviot Street, Lincoln, offers generous and versatile accommodation with plenty of potential to improve and modernise throughout. The property is being offered for sale via the Modern Method of Auction, making it an exciting prospect for those seeking their next project.

The ground floor comprises an entrance hall leading through to a spacious lounge, providing a generous reception area with scope to create a comfortable living space. There is also a fitted kitchen, a utility room and a ground-floor WC, offering practical facilities for everyday living.



To the first floor, the property offers four bedrooms, including a principal bedroom with an en-suite shower room, alongside a further shower room. The second floor provides an additional room, offering flexibility for a variety of uses, subject to any necessary consents.

Externally, the property benefits from a shed and additional storage space, providing useful facilities for both homeowners and those undertaking renovation works.

Requiring modernisation and refurbishment, this property presents an excellent opportunity to add value and create a home tailored to individual tastes and requirements. With its generous accommodation and flexible layout, it could appeal to a range of buyers, including investors and developers seeking a project with potential.

Offered for sale via the Modern Method of Auction, early viewing is recommended to appreciate the space and potential on offer.

Agents Note:- The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted.







Cheviot Street, Lincoln, LN2

Approximate Area = 1409 sq ft / 130.9 sq m

Garage = 37 sq ft / 3.4 sq m

Total = 1446 sq ft / 134.3 sq m

For identification only - Not to scale



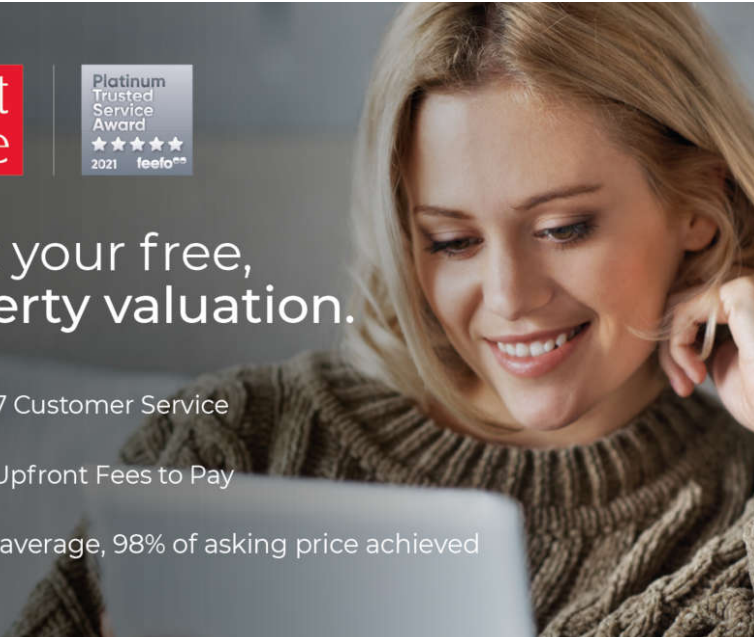
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1538937






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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.

Entrance Hall

Location



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



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We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

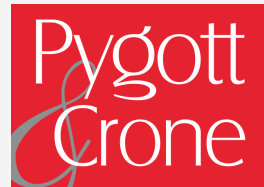
Tommy Luff
Mortgage Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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is on the market with our Lincoln branch

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