



30 Dellfield Avenue
Lincoln, Lincolnshire, LN6 0PT

Guide Price
£40,000

2 Bedroom Flat

- Leasehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Ground Floor Flat
- 2 Bedrooms
- Communal Grounds
- Leasehold - 43 Years
- Highly Sought After Location
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 30 Dellfield Avenue, Lincoln, Lincolnshire, LN6 0PT](#)



Overview

For Sale By Modern Method Of Auction - T & C's Apply

Situated in a popular and well-connected residential location, this thoughtfully laid-out ground floor property offers an excellent opportunity for first-time buyers and investors alike.

The accommodation features an inviting entrance hall, a living room, a fitted kitchen, and two generously sized bedrooms. A family shower room completes the internal layout.



Outside, residents can enjoy communal grounds. The property is ideally positioned close to a variety of local amenities, including shops, schools, green open spaces, and convenient transport links, providing easy access to the surrounding area and beyond.

Agent's Note: This property is leasehold with approximately 43 years remaining on the lease. Prospective purchasers should be aware that the short lease term may restrict the availability of mortgage finance, and as such, the property may be more suitable for cash buyers.

There may be an opportunity to extend the lease, although interested parties are advised to seek independent legal and financial advice regarding the options available and any associated costs.

We have been informed that the current ground rent is £43.38 per calendar month.





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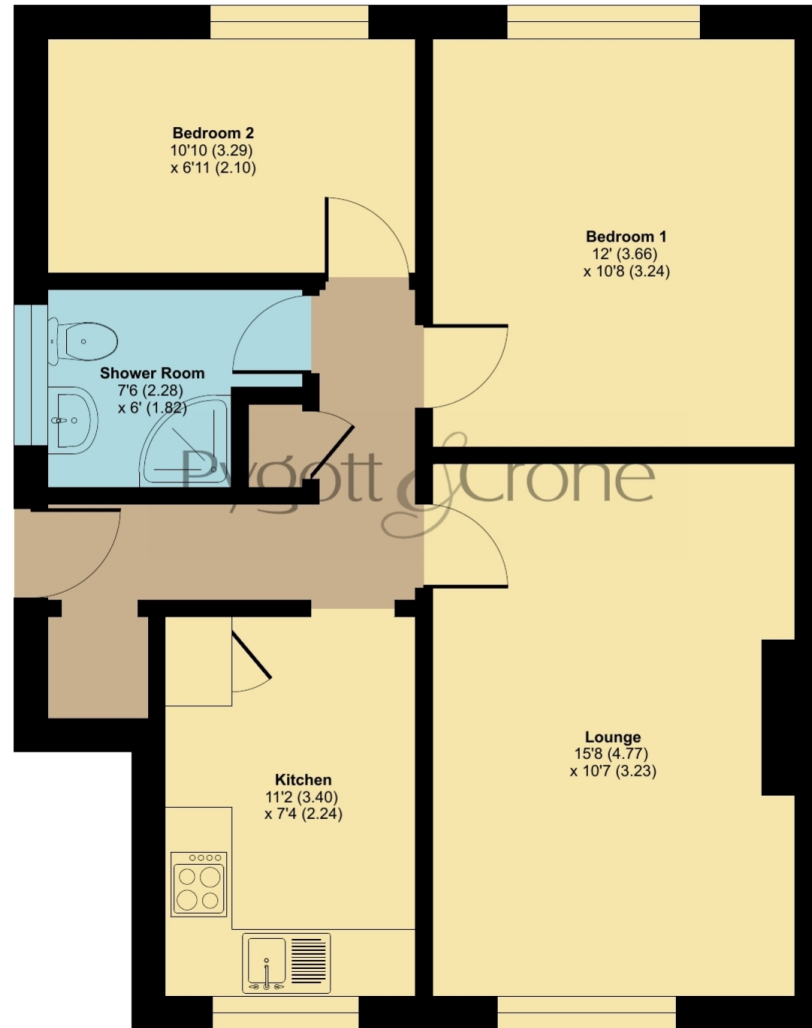
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Dellfield Avenue, Lincoln, LN6

Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1478131

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.

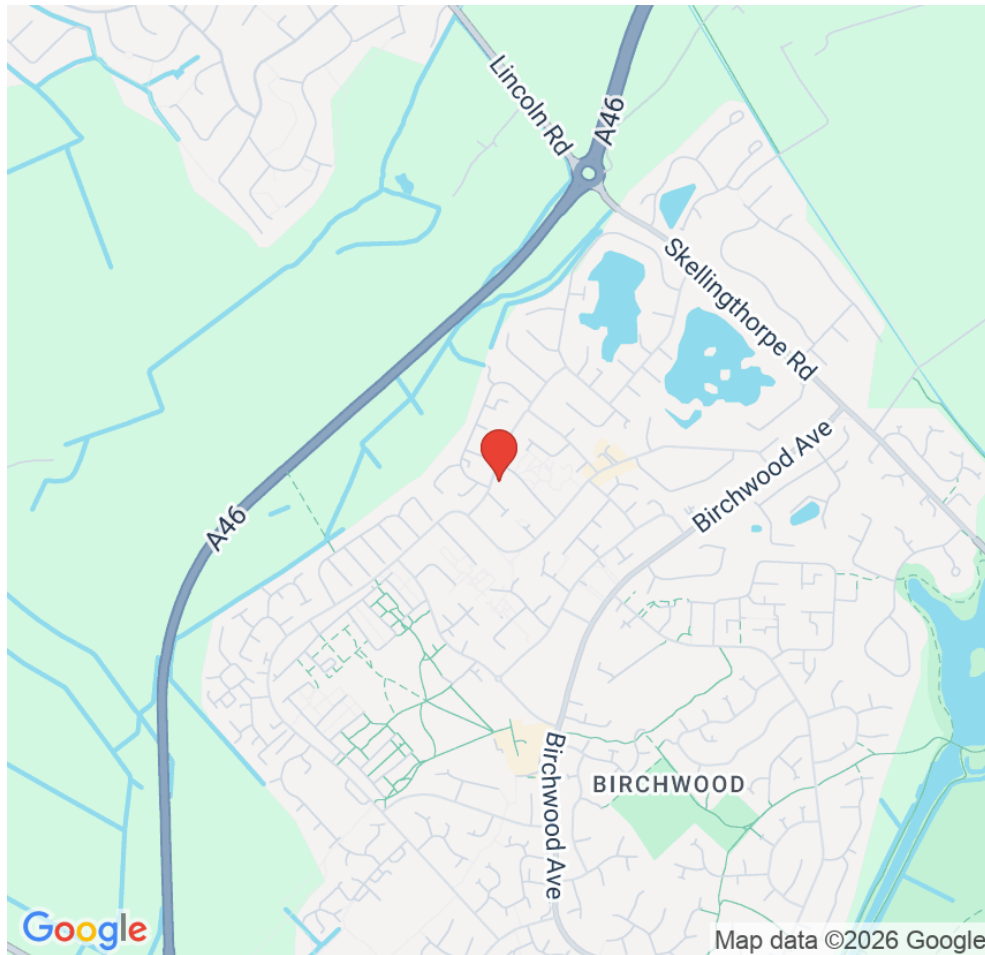
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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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