



ST. CATHERINES COURT, LINCOLN

£165,000 Freehold

- ** Off market 2 bedroom Semi detached bungalow **
- ** South west facing garden **
- ** Fully refurbished in 2019 **
- ** Currently tenanted with the tenants looking to remain in the property**

PURCHASE PRICE - £165,000 ONO
STAMP DUTY - £4,950 (Approx)
LEGAL FEES - £1000 - £1500 (Approx)
REFURB COSTS - £0
TENURE - FREEHOLD

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PROPERTY DESCRIPTION
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Located in a quiet cul-de-sac, this two bedroom semi detached bungalow is available to buy with tenants in situ.

The property benefits from a master bedroom with built in wardrobes, a single bedroom, a modern bathroom with shower/wet room, hallway, separate lounge/dining room, a kitchen with built in oven, hob and extractor.

Th property features a long driveway with parking for up to 3 vehicles, a garage with an electric door and enclosed gardens to the front and back.

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REFURBISHMENT
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The property is in good condition throughout and at this time does not require any refurbishment.

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CURRENT RENT
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£730 pcm

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POTENTIAL RENT (current market rents)
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£850 -£875 pcm

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AREA OF LINCOLN
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The property is located near to one of the top secondary schools in the area called LSST

There is good capital growth in this area.

Popular rental and residential area of the city.

Walking distance to major supermarkets and local amenities and within 30 mins walk to the city centre shops and restaurants

Takeaway and delivery services available

Walking distance to major bus services and Lincoln train station within walking distance.

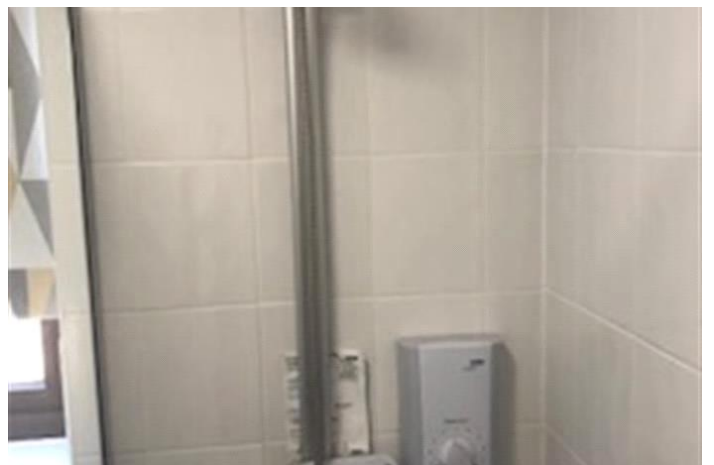
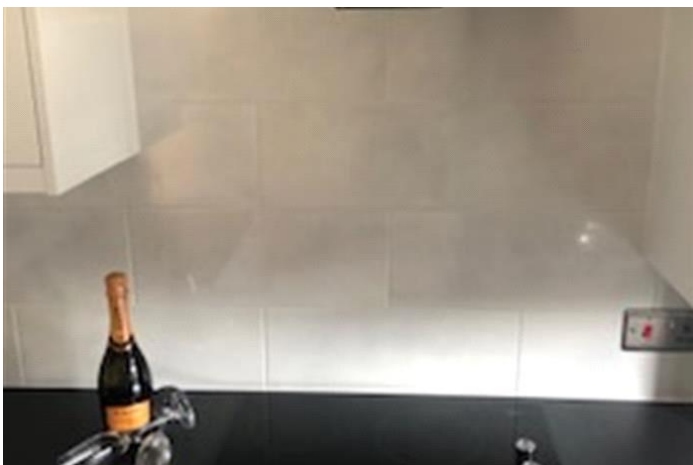
An in-depth area knowledge guide of Lincoln is available on request.

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FEES
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SOURCING FEE - £3000 + VAT

Council Tax Band: A

Tenure: Freehold



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| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.