



### 3 bed terraced house to buy in

Coleby Street, Lincoln, Lincolnshire, LN2 5NA

**£80,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Close to City Centre
- ✓ Street Parking
- ✓ UPVC Double Glazing
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

For Sale Via Online Auction

We are proud to present this three bedroom terraced property situated in the popular Monks Road area of Lincoln, being sold via Un-Conditional Auction.

The property briefly comprises entrance hallway, dining room, living room, kitchen and downstairs bathroom with shower over bath. To the first floor are three good sized bedrooms.

Additional benefits include a rear courtyard with out buildings, on street parking. This property requires renovation.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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