

10 Bacon Street, Gainsborough, Lincolnshire DN21 1DQ

***GUIDE PRICE: £38,000 – £48,000 (plus fees)**



Situation:

The property is situated on Bacon Street, Gainsborough amongst other properties of a similar style a short distance from the town centre. Gainsborough itself offers a range of facilities and amenities such as Marshall Yard retail complex along with good access to surrounding towns and the City of Lincoln.

Description: A traditionally constructed mid terrace house offered for sale with the benefit of a current tenant on a standard AST agreement generating £400 per calendar month. The property benefits from upvc double glazing, gas fired central heating and provides the ideal investment opportunity for potential buyers. The property comprises: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom.

Entrance Hallway:

Upvc front entrance door, radiator, wood effect laminate flooring, timber door to:

Sitting Room: 3.73m x 4.52m max (12'3 x 14'10 max) With upvc double glazed bay window to the front elevation, radiator, continuation of the wooden effect laminate flooring.

From the Entrance Hallway timber door to Dining Room: 3.84m x 3.96m (12'7 x 13'0) Upvc double glazed window to the rear elevation, radiator, continuation of the wooden effect laminate flooring. Timber door to understairs storage cupboard.

Doorway leading to the Kitchen: 3.61m x 3.02m (11'10 x 9'11)

Upvc double glazed window and door to the side of the property, wall mounted gas combination boiler, range of fitted floor and wall units, complimentary rolled edged work surface housing one and a half bowl stainless steel sink and drainer unit, four ring gas hob with electric oven under and extractor over, space for washing machine, dishwasher, fridge and fridge/freezer.

From the Entrance Hallway stairs rising to first floor landing: Doors to: **Bedroom 1:** 3.94m x 4.80m (12'11 x 15'9) Upvc double glazed window to the front elevation, radiator.

From the landing timber door to:

Bedroom 2: 2.95m x 4.01m (9'8 x 13'2) Upvc double glazed window to the rear elevation, radiator.

From the landing timber door to:

Bedroom 3: 1.93m x 2.13m (6'4 x 7'0) Upvc double glazed window to the side elevation, radiator.

Timber door from the Landing to:

Bathroom:

Upvc double glazed opaque glass window to the rear of the property, radiator/heated towel rail, suite comprising: pedestal wash hand basin, low level flush w.c., panelled bath with tiled surround.

Externally: To the front of the property is a small buffer garden to the rear of the property is an enclosed yard.

Tenure: Freehold

Local Authority: West Lindsey District Council

Solicitors: Andrew Jay & Co, 26 Lord Street, Gainsborough, DN21 2DB. Tel: 01427 612412.

Energy Efficiency Rating (EPC): Current Rating E

Possession: Subject to existing tenancy agreement.

Viewing: Strictly by appointment with Auction House.

Additional Fees

Administration Charge: £600 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.