





2b Cromwell Street, Lincoln

£185,000 Freehold

Converted 1906 Church Hall • Flexible Planning Granted • H.M.O C4 Use Granted & Residential C3 • Excellent Investment Opportunity • For sale by Modern Auction – T & Cs apply • Buyer Information Pack available • Subject to a hidden Reserve Price • Buyers' Fees apply

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Distinctive 5-bed HMO in central Lincoln. Former church hall blends historic features with modern style, roof terrace, flexible use, strong investment potential (approx. £30k p.a. gross income).
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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Main Entrance Hall
12' 1" x 7' 4" (3.69m x 2.24m)
Sensor lighting, electric storage heater, and uPVC main entrance door, mains smoke alarm, and double glazed windows to front aspect.

Utility Area
Vinyl flooring, coving to ceiling, fitted work surface, space for condenser tumble dryer, space and plumbing for washing machine.

Bedroom One
17' 2" x 10' 7" (5.22m x 3.23m)
Double glazed window to front aspect, electric storage heater, coving to ceiling, electric consumer board, and fitted wardrobes.

Inner Hallway
6' 4" x 5' 11" (1.93m x 1.80m)
Stairs leading to first floor landing, under stairs storage cupboard, coving to ceiling, sensor lighting, and mains smoke alarm.

Bedroom 2
11' 9" x 10' 0" (3.59m x 3.04m)
Double glazed window to side aspect, electric storage heater, LED down lights, and coving to ceiling.

Bedroom 3
13' 3" x 11' 7" (4.04m x 3.54m)
Double glazed window to rear aspect, electric storage heater, and coving to ceiling.

Ground Floor Bathroom
11' 6" x 7' 4" (3.51m x 2.23m)
Double shower cubicle with mains shower unit, pedestal wash hand basin, and low level WC. There are tiled splash backs, vinyl flooring, heated towel rail, airing cupboard, and LED down lights.

Kitchen / Landing Area
16' 5" x 8' 2" (5.01m x 2.48m)
Original feature exposed beams to ceiling, feature pendant lighting, Velux style window, modern kitchen with fitted base units with contrasting roll edge work surfaces, one and a half acrylic sink unit, integrated oven, induction hob, space for fridge freezer, and vinyl flooring.

Open Plan Living / Dining Area
18' 6" x 13' 7" (5.63m x 4.15m)
Original feature exposed beams to ceiling, feature pendent lighting, electric storage heater, mains smoke alarm, and uPVC double glazed door with adjoining side screens, and windows above leading to the garden roof terrace.

Bedroom 4
17' 1" x 9' 11" (5.20m x 3.01m)
Original feature exposed beam to ceiling, Velux style window, and electric storage heater.

Bedroom 5
10' 5" x 9' 11" (3.18m x 3.03m)
Original feature exposed beam to ceiling, Velux style window, and electric storage heater.

Family Bathroom
11' 3" x 8' 0" (3.44m x 2.45m)
Fitted bathroom suite comprising, Jacuzzi bath with electric shower unit over, pedestal wash hand basin, and low level WC. There are tiled splash backs, Velux style window, heated towel rail, and built in storage cupboard.

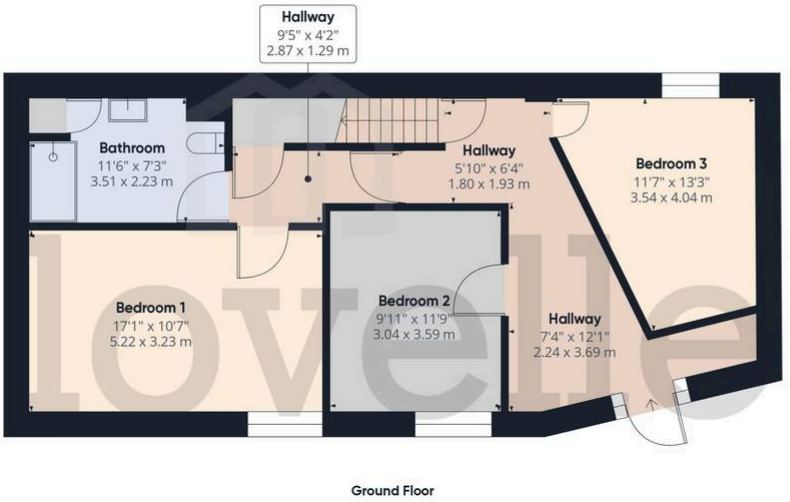












Ground Floor



Floor 1

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Approximate total area(1)

1412.44 ft²

131.22 m²

Balconies and terraces

166.63 ft²

15.48 m²

Reduced headroom

32.4 ft²

3.01 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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