



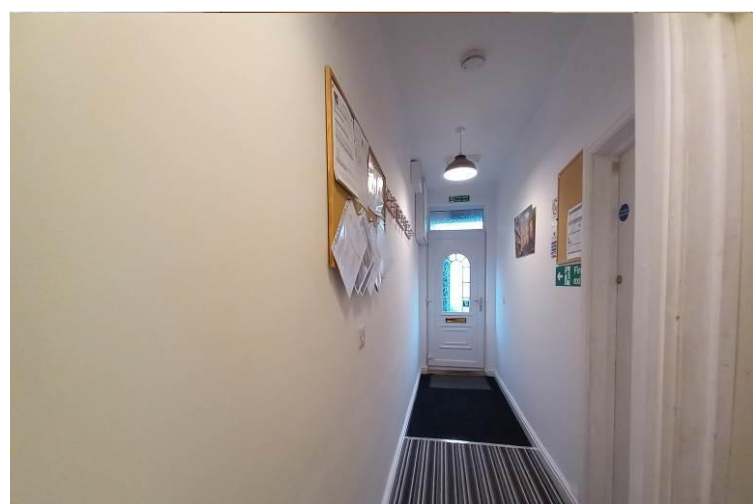
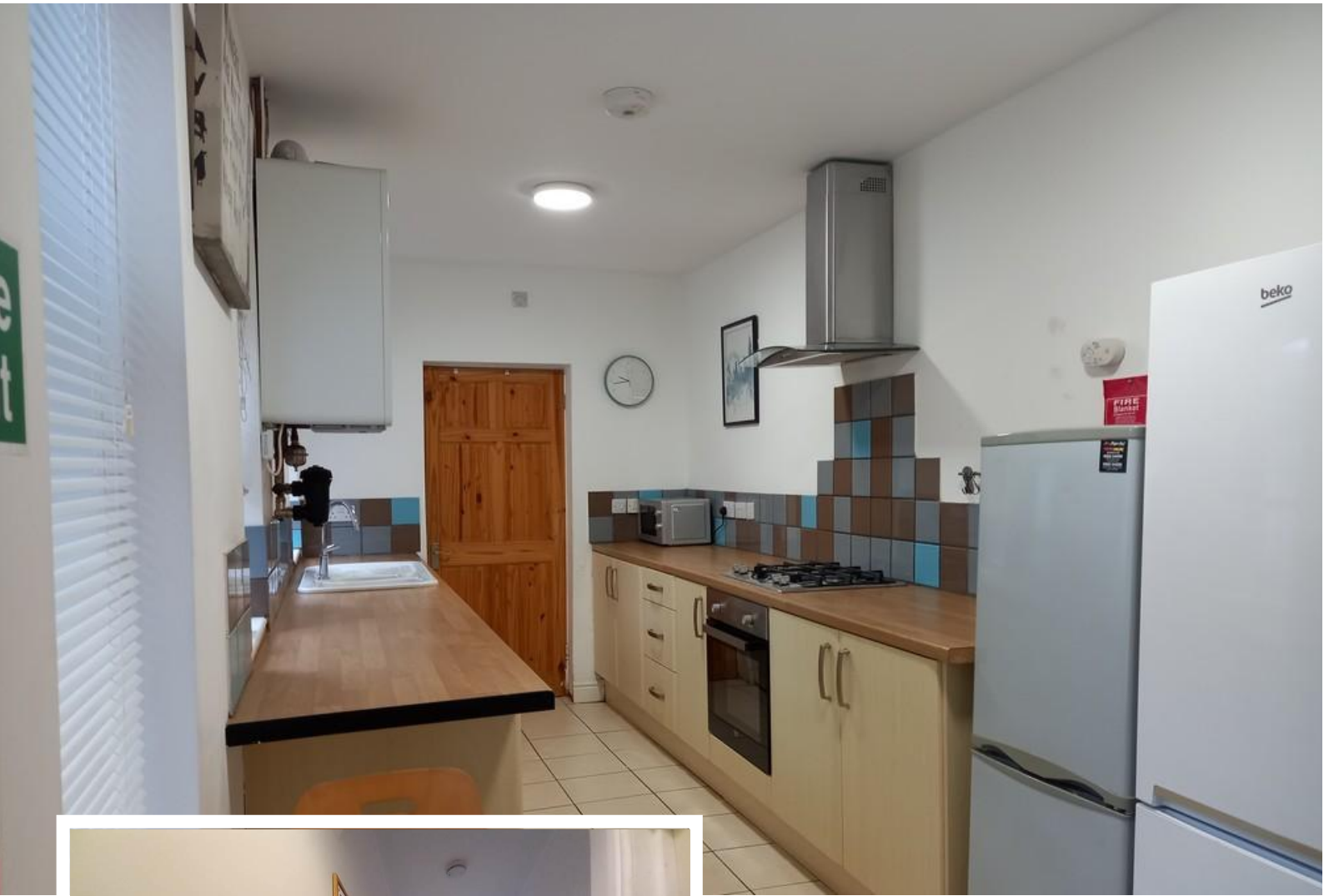
135 Carholme Road

Lincoln, LN1 1RU

£270,000

A HOME OF MULTIPLE OCCUPANCY - INVESTMENT OPPORTUNITY - A five lettable bedroomed mid-terraced house situated on Carholme Road and well located for Lincoln City Centre and Lincoln University. The property has recently been redecorated throughout and has two modern Bathrooms (one on each floor), we estimate a potential gross income of approximate £29,835 per annum (based on £117.00 per bedroom per week over a 51 week period). This gives a potential yield of approximately 11%. The property is let for the remainder of the 2023/24 academic year. In further detail the accommodation comprises of Entrance Hallway, Communal Room, Kitchen, downstairs Bathroom and downstairs Bedroom. The First Floor Landing leads to four further Bedrooms and a Shower Room. Outside there are low maintenance gardens to both the front and rear of the property.





SERVICES

All mains services available. Gas central heating.

NOTES

The property has recently inspected by Lincoln City Council HMO Licencing Department and passed without issue.

There is a satisfactory EICR in place, valid until 2026.

A new boiler was installed in 2021 with a 12 year guarantee.

Recently redecorated throughout.

DISCLAIMER

The photographs used in the marketing of this property were taken prior to the redecoration taking place - the house has been decorated in light grey throughout with new carpets to the hall, stairs and landing, along with heavy duty entrance matting.



EPC RATING – D.

COUNCIL TAX BAND – B.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on Carholme Road and the property can be located on the right hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



HALL

BEDROOM

11' 6" x 12' 5" (3.51m x 3.78m)

COMMUNAL ROOM

11' 8" x 12' 5" (3.56m x 3.78m)

KITCHEN

20' 3" x 8' 2" (6.17m x 2.49m)

BATHROOM

7' 0" x 8' 2" (2.13m x 2.49m)

FIRST FLOOR LANDING

BEDROOM

11' 1" x 6' 11" (3.38m x 2.11m)

BEDROOM

11' 1" x 8' 5" (3.38m x 2.57m)

BEDROOM

12' 1" x 7' 1" (3.68m x 2.16m)

BEDROOM

11' 5" x 8' 2" (3.48m x 2.49m)





SHOWER ROOM

8' 7" x 3' 7" (2.62m x 1.09m)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

SMS & Better Edge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

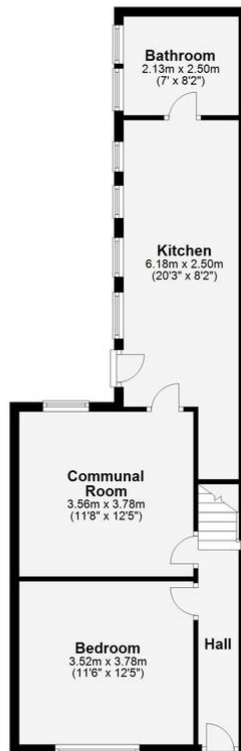
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 5 Silver Street, Lincoln, LN2 1AS.



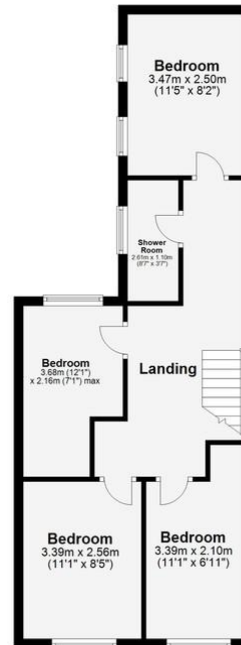
Ground Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



Total area: approx. 105.2 sq. metres (1132.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

