



15 Newland Street West

Lincoln, LN1 1QQ

£225,000

INVESTMENT OPPORTUNITY/HOME OF MULTIPLE OCCUPANCY! A four bedroomed mid terraced home of multiple occupancy located within a short walk from Lincoln University and Lincoln City Centre. The property is currently fully let for the 2023/24 acad emic year, with an annual income of approx. £24,072 (based on £118.00 per bedroom per week over a 51 week period). This gives an approximate yield of 10.6%. The property has also been let for the 2024/25 academic year at the same rent. There is a granted certificate of lawfulness (C4). Internally the property offers living accommodation briefly comprising of Hallway, Communal Room, Kitchen, Rear Entrance, Downstairs Bathroom, Downstairs Bedroom and a First Floor Landing leading to three further Bedrooms. Outside there is a courtyard garden to the rear.





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SERVICES

All mains services available. Gas central heating.

EPC RATING - D

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln City Centre along West Parade, at the traffic lights on The Avenue proceed straight across and continue along West Parade. Turn left onto Rudgard Lane and then left again onto Newland Street West where the property can be located on the left 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.

ACCOMMO DATION

HALL

12' 0" x 11' 9" (3.66m x 3.58m)

COMMUNAL ROOM

12' 6" x 16' 7" (3.81m x 5.05m)

KITCHEN

9'9" x 8'0" (2.97m x 2.44m)

REAR ENTRANCE

BATHROOM

5' 3" x 8' 0" (1.6m x 2.44m)

FIRST FLOOR LANDING

BEDROOM

16' 7" x 12' 1" (5.05m x 3.68m)

BEDROOM

12' 2" x 8' 3" (3.71m x 2.51m)

BFDROOM

9' 9" x 8' 0" (2.97m x 2.44m)

Our detaile d web site shows all our available properties and a log gives extensive information on all aspects of moving home, local area information and helpful information for buyer sand sellers. This can be found at mundys.net

SELUNG YOUR HOME - HO WTO GO ABOUT IT

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO Slik & Better dige, 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.

Westlaby Financia | Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which We staby Financial Services receive from the lender or provider. The average fee we currently would receive is 5242, in addit on Westa by Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOURHOME
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 Spkrey MRICS.

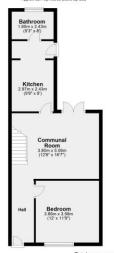
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

None of the services or equipment have beein checked or tested.
 All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

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 themse wes and the vendors (Lessors) for whom they act as Agents give notice that:

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Ground Floor

First Floor

Total area: approx. 97.4 sq. metres (1048.3 sq. feet) Mundys Estate Agents Plan produced using PlanUp

29 - 30 Silver Street Lincoln **LN2 1AS**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

