



8 Trollope Street

Lincoln, LN5 7LR



Book a Viewing!

£140,000

INVESTMENT OPPERTUNITY - Annual income of approximately £15,000 per annum, let between 03.09.2024 until 16.08.25 at £150 pppw - Annual gross yield of approximately 10.7%. This is a fantastic opportunity to purchase this investment property within Lincoln City Centre and within a short walk of Lincoln High Street and a range of local shops and facilities. The property is currently utilised as a two person house share and benefits from being well-presented with a modern Kitchen and two modern Shower Rooms. Internally the accommodation comprises of Entrance Hallway, Lounge, Dining Room, Kitchen, Downstairs Shower Room and a First Floor Landi ng leading to two Double Bedrooms and an Upstairs Shower Room. Outside there is a shared passageway leading to a generous -sized courtyard garden to the rear. Further details on the current tenancy are available on request. We have been advised by the vendor that the rental income for the next academic year (from 2nd September 2025) will be approx. £15,500 per annum.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.



ACCOMMODATION

ENTRANCE HALL

With stairs to First Floor and giving access to the Lounge and Dining Room.

LOUNGE

11' 3" x 11' 2" (3.43m x 3.40m), with UPVC double glazed window and radiator.

DINING ROOM

11' 5" x 11' 3" (3.48m x 3.43m), with UPVC double glazed window, understairs storage cupboard and radiator.



KITCHEN

15' 1" x 5' 2" (4.6m x 1.57m), with two UPVC double glazed windows and external door, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, freestanding washing machine, freestanding fridge freezer and radiator.

SHOWER ROOM

6' 2" x 4' 3" (1.88m x 1.30m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle with tiled surround, heated towel rail and extractor fan.



FIRST FLOOR LANDING

Giving access to two Bedrooms and the Shower Room.

BEDROOM 1

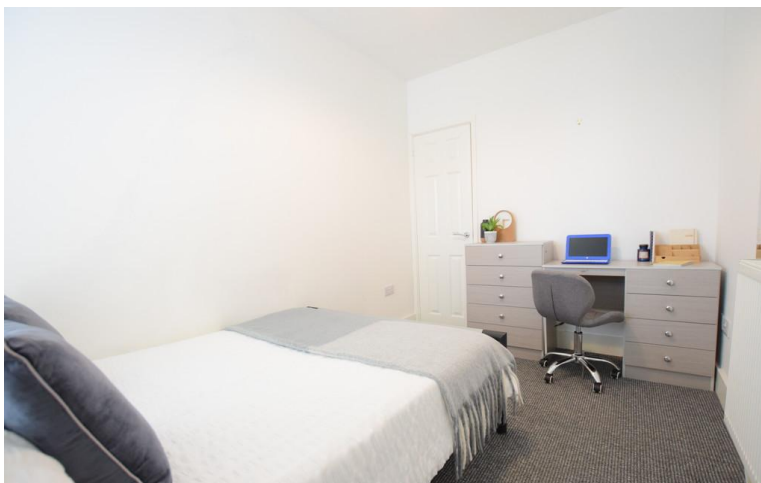
11' 3" x 10' 10" (3.43m x 3.30m), with UPVC double glazed window and radiator.

BEDROOM 2

11' 5" x 7' 9" (3.48m x 2.36m), with UPVC double glazed window and radiator.

SHOWER ROOM

10' 9" x 5' 6" (3.28m x 1.68m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle with tiled surround, heated towel rail and storage cupboard housing the gas-fired central heating boiler.



OUTSIDE

There is a side passageway leading to a generous-sized courtyard garden to the rear.



WEBSITE

Our detailed website show 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 & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 roughly 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 a not verified.

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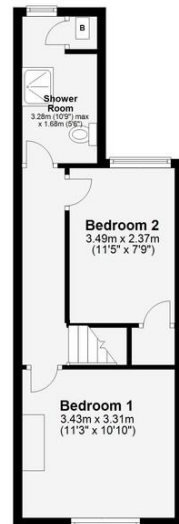
Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



Total area: approx. 69.1 sq. metres (743.3 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

22 Queen Street
Market Rasen
LN8 3EH

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.

