



26 Avondale Street

Lincoln, LN2 5BL



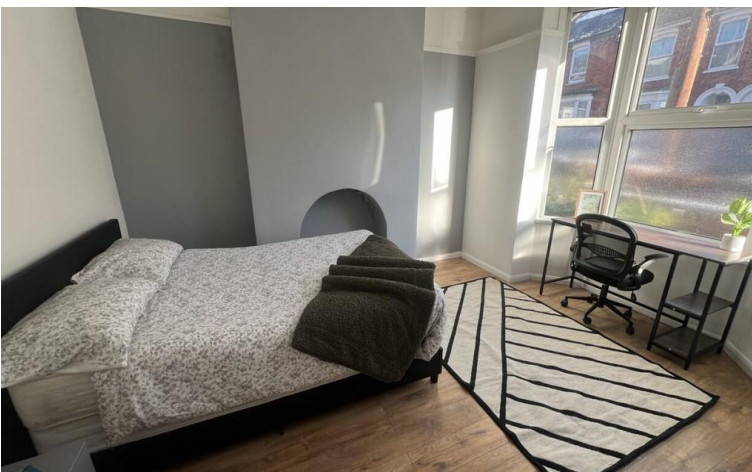
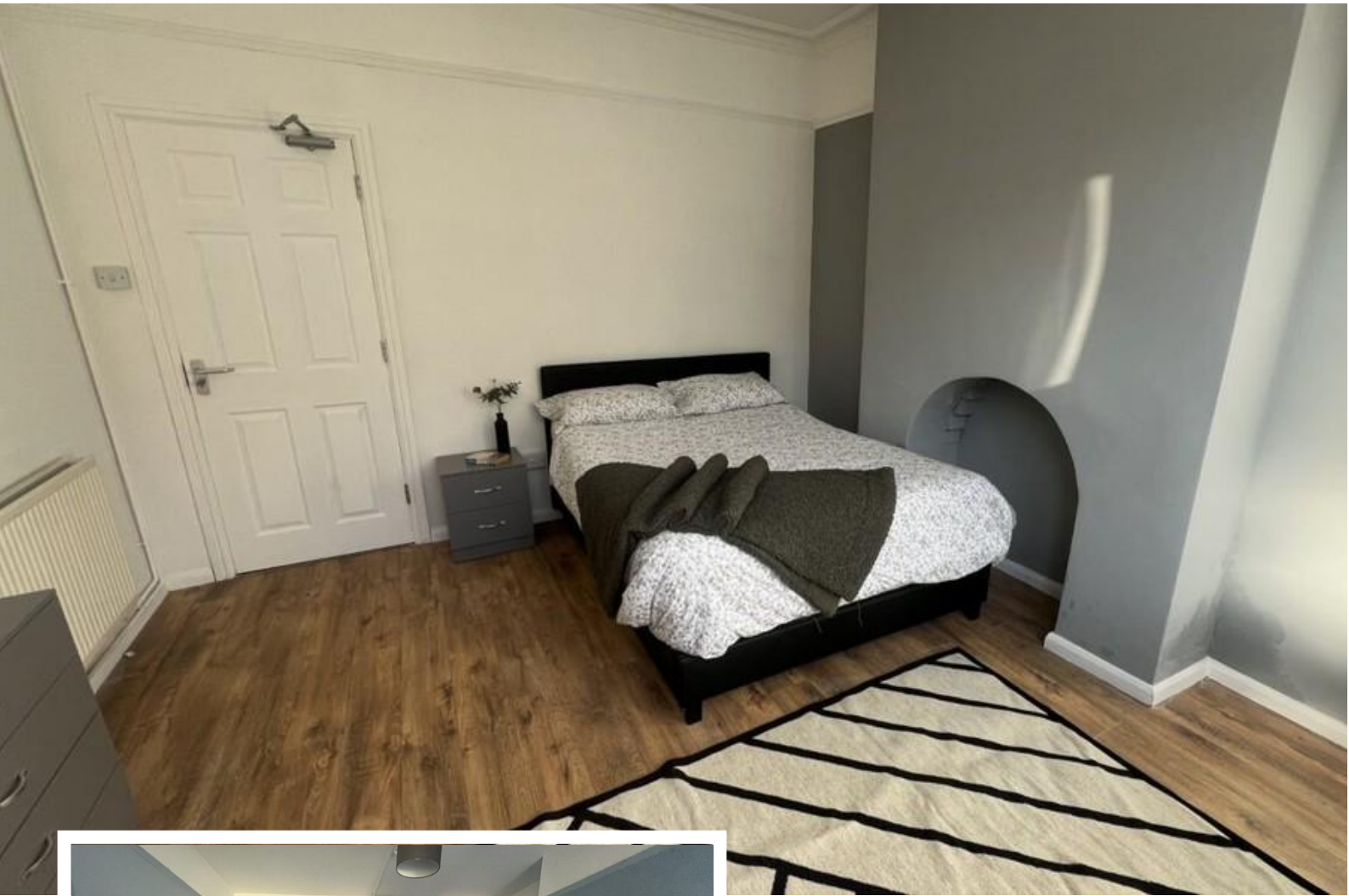
Book a Viewing!

£250,000

An ideal opportunity for investors looking to enter or expand in Lincoln's thriving student rental market. This well-presented HMO is currently let for the 2024/25 academic year at £29,070 and is also already let for 2025/26, offering an impressive gross yield of approximately 11.62%. The property is located just off Monks Road, within easy walking distance of Lincoln County Hospital, Lincoln College, the City Centre and the University of Lincoln, making it highly appealing to a wide range of student and professional tenants. Internally, the accommodation is well arranged over three floors and includes an Entrance Hallway, fitted Kitchen, Communal Lounge, Ground Floor Shower Room and a downstairs lettable Bedroom. The First Floor offers a Landing leading to three further lettable Bedrooms and a shared Bathroom, with a fifth lettable Bedroom on the Second Floor, providing a total of five bedrooms. Externally, the property benefits from a low maintenance rear courtyard. All mains' services are connected, and the property is equipped with gas fired central heating. With a strong rental history, the future income already secured and a convenient location for students and professionals alike.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

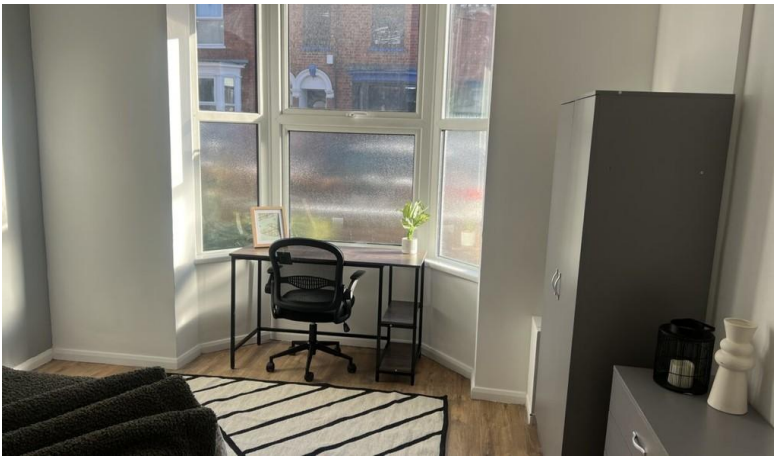
LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 1

11' 10" x 11' 10" (3.61m x 3.61m)

LIVING ROOM

11' 10" x 11' 10" (3.61m x 3.61m)

KITCHEN



15' 9" x 6' 7" (4.8m x 2.01m)

SHOWER ROOM

8' 9" x 6' 7" (2.67m x 2.01m)

FIRST FLOOR LANDING

BEDROOM 2

13' 1" x 7' 3" (3.99m x 2.21m)



BEDROOM 3

13' 1" x 8' 2" (3.99m x 2.49m)

BEDROOM 4

11' 10" x 15' 1" (3.61m x 4.6m)

BATHROOM

6' 6" x 4' 9" (1.98m x 1.45m)



BEDROOM 5

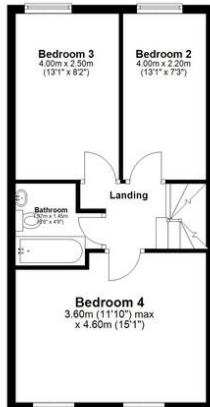
17' 5" x 12' 0" (5.31m x 3.66m)



Ground Floor
Approx. 48.4 sq. metres (520.8 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.6 sq. feet)



Second Floor
Approx. 24.9 sq. metres (268.0 sq. feet)



Total area: approx. 117.2 sq. metres (1261.2 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.

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

Sills & 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 Callum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 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.

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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.

