



69 Newland Street West

MOUNT & MINSTER

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- Licensed HMO Property
- Close proximity to the University and City Centre
- Six bedrooms
- Four en suites
- Bathroom
- Downstairs WC
- Lounge
- Rear courtyard
- End of terrace

INTRODUCTION

A unique opportunity to acquire a freehold investment property comprising of six bedrooms, four en-suites, Bathroom, downstairs WC, Kitchen, Lounge. All currently let on Assured Shorthold Tenancies ending on the 20th July 2025, this HMO licensed property has a rental income of £36,920 pa when fully let.

This house is perfect for students. It's in a great location, with multiple en-suite bedrooms and benefits from being close to university and Lincoln town centre.

LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic Bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.





Ground Floor



S Smoke Detector
 H Heat Sensor
 C Carbon Monoxide Sensor



OUTSIDE

Rear courtyard garden.

METHOD OF SALE

The property is offered for sale by private treaty.

COUNCIL TAX BAND

Band: A

Lincoln City Council

ENERGY PERFORMANCE CERTIFICATE

Rating: D

SERVICES

Mains water, drainage, electricity and gas central heating.

TENURE

Freehold.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of April 2025.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

BUYER INDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

