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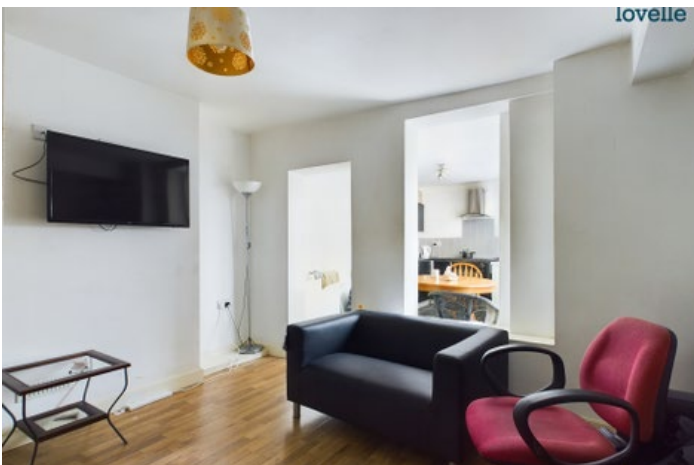


6 Shakespeare Street, Lincoln LN5 8JX



When it comes to  
property it must b

  
lovelle



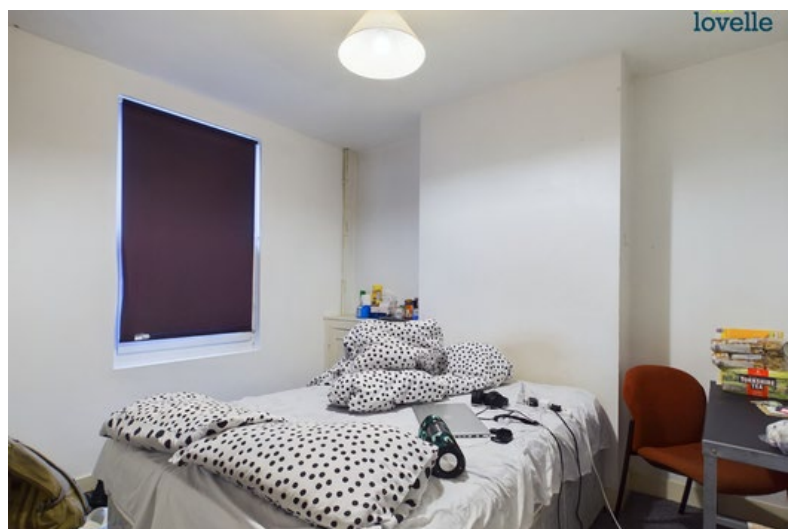
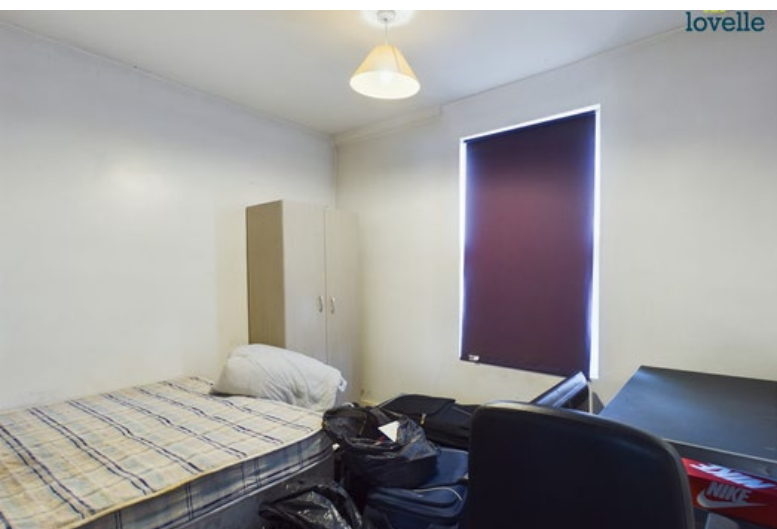
£185,000



Prime investment opportunity with this central 4-bedroom HMO property on Shakespeare Street, currently leased for the academic year, featuring open-plan communal spaces, expansion potential, and an attractive rental yield. \*CLICK ON OUR

### Key Features

- 4-bedroom HMO property
- Open-plan communal area
- Four generously sized bedrooms
- Potential to expand
- Central location, attractive rental yield
- Tenure : Freehold
- EPC rating D
- Council Tax Band : A



Introducing an exceptional investment opportunity on Shakespeare Street - a well maintained 4-bedroom HMO property with remarkable potential for growth and development. Currently leased for the academic year, this central location promises not only immediate returns but also a chance to maximize its offerings.

Boasting an open-plan living kitchen communal area, the property offers a modern and inclusive space for tenants to enjoy. With four generously sized bedrooms, comfort and privacy are seamlessly combined.

A notable highlight is the possibility to expand into the loft, potentially adding a fifth bedroom to further enhance rental income. While planning permission would be required, the avenue for growth is enticing.

Currently achieving a rental yield of approximately 8.8%, this property showcases its potential as a rewarding investment. Its strategic central location enhances its appeal, ensuring a steady flow of potential tenants.

If you're looking for a well-maintained HMO property with existing income and the chance to tap into its development possibilities, Shakespeare Street presents a compelling proposition. For more information or to explore this investment opportunity, please reach out.

### Agent Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

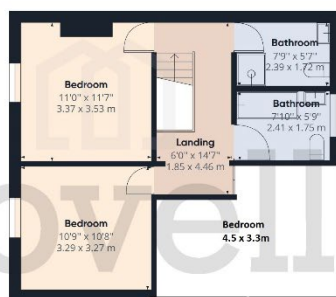
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
876.72 ft<sup>2</sup>  
81.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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