



62 West Parade

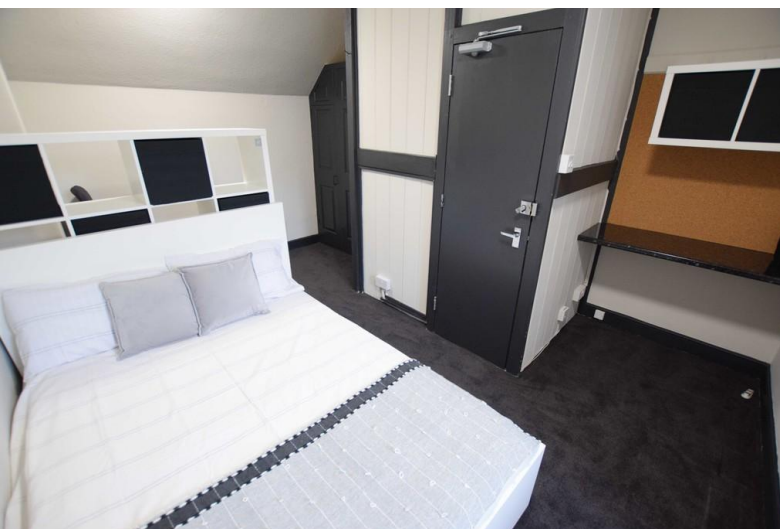
Lincoln, LN1 1JX



Book a Viewing!

£175,000

Positioned in the vibrant heart of Lincoln City Centre, this three-storey property offers a fantastic investment opportunity for those looking to capitalise on the area's strong rental market. With three lettable rooms currently tenanted until 26th July 2025, it achieves a solid rental income of £354 per week (including bills), equating to £17,940 per annum and delivering a gross yield of 10.25%. Lincoln's City Centre is a thriving hub known for its rich heritage, popular university, and dynamic student community – all contributing to high tenant demand. This prime location ensures convenient access to shops, cafes, transport links, and cultural landmarks, making it highly attractive to students and young professionals alike. The property itself comprises a Communal Room, Kitchen, Bathroom, and three Bedrooms. There is garden to the rear – an appealing feature for tenants looking for outdoor space.



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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.

ACCOMMODATION

COMMUNAL ROOM

11' 6" x 11' 2" (3.51m x 3.4m) , with UPVC double glazed window, external door and radiator.

INNER HALLWAY

With stairs to the first floor.

KITCHEN

16' 6" x 11' 2" (5.03m x 3.4m) , with UPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, integrated oven, four ring ceramic hob with extractor fan over, breakfast bar, plumbing and space for washing machine, space for fridge freezer, storage cupboard and radiator.

SHOWER ROOM

7' 4" x 5' 8" (2.24m x 1.73m) , with two UPVC double glazed windows, tiled flooring, fully tiled walls, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

FIRST FLOOR LANDING

With stairs to the second floor.

BEDROOM 1

11' 4" x 11' 2" (3.45m x 3.4m) , with UPVC double glazed window and radiator.

BEDROOM 2

12' 3" x 11' 2" (3.73m x 3.4m) , with UPVC double glazed window and radiator.

SECOND FLOOR

BEDROOM 3

14' 4" x 11' 2" (4.37m x 3.4m) , with UPVC double glazed window and radiator.

OUTSIDE

There is a low maintenance garden with a gravelled area and patio area.

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

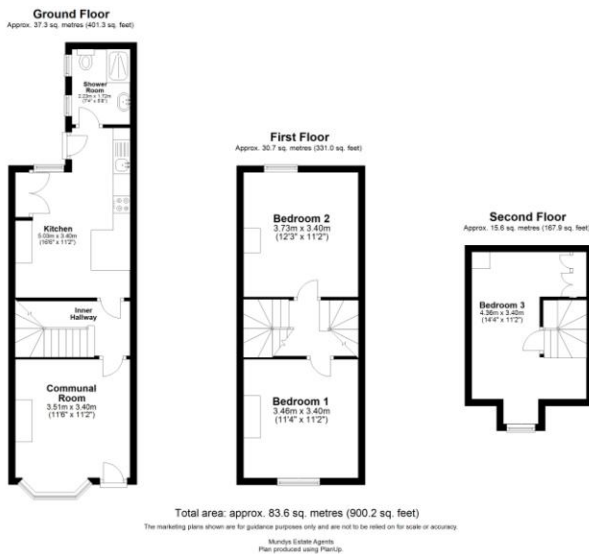
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 here in as not verified.

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