

- House Of Multiple Occupancy
- Very Well Maintained
- Excellent Rental Track Record
- Let Until Summer 2025
- Gross Income £14,520 Per Annum
- 9.7% Gross Return
- 3 Bedrooms & Study
- Call Today To View!

Foster Street, Lincoln, LN5 7QE,  
Offers in Region Of £150,000







**3 BED HMO!! 9.7% GROSS RETURN!!** Located just off Lincoln High Street and within walking distance of The University of Lincoln is this very well maintained house of multiple occupancy on Foster Street. The property has tenants in situ until July 2025 and generates a healthy revenue of £14,520 which represents a gross return of 9.7% per annum. Accommodation briefly comprises entrance lobby, communal lounge, 13'8 modern kitchen, 3 bedrooms (one to the ground floor and two to the first floor), additional first floor study and first floor bathroom. The property also benefits from an enclosed easily maintained courtyard garden. Call today to arrange a viewing appointment. Council tax band: A. Freehold.





### Entrance Lobby

Having uPVC side entrance door, slate effect laminate flooring and stairs rising to first floor.

### Bedroom 1

12' 10" into bay x 12' 2" max (3.91m x 3.71m)

Having window to front aspect, radiator and ornate coving.

### Lounge

12' 6" max x 11' 0" (3.81m x 3.35m)

Having slate effect laminate flooring, radiator, storage cupboard to alcove and understairs storage cupboard.

### Kitchen

13' 8" x 6' 10" (4.16m x 2.08m)

Having a matching range of wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, space for a range of additional appliances, slate effect laminate flooring and uPVC door to garden.

### First Floor Landing

### Bedroom 2

12' 2" max x 11' 0" (3.71m x 3.35m)

Having radiator.

### Bedroom 3

8' 3" x 8' 3" (2.51m x 2.51m)

Having radiator.

### Study

7' 2" x 6' 11" (2.18m x 2.11m)

Having radiator.

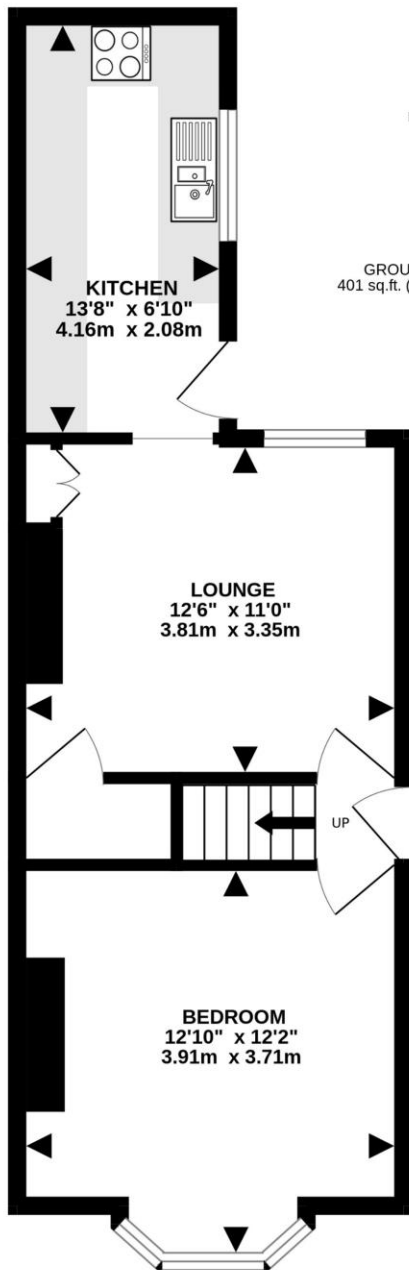
### Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance over, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail, part tiled walls and extractor. Access to loft which houses central heating boiler (approximately 3 years old).

### Outside Rear

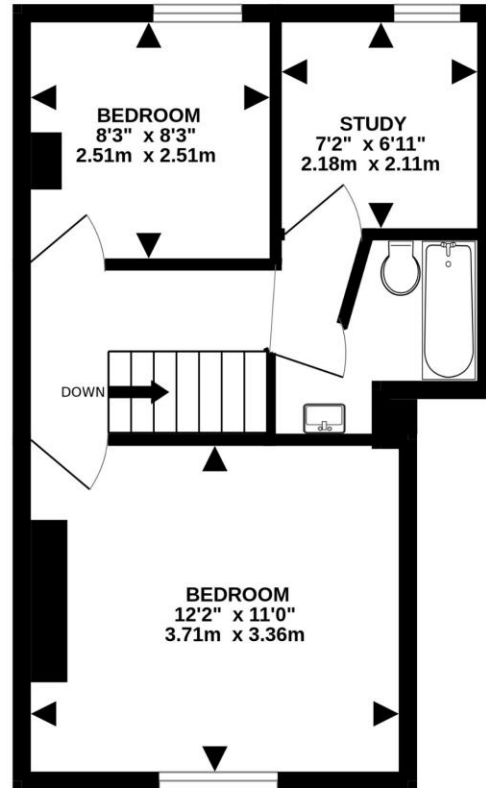
To the rear of the property there is an enclosed concrete courtyard garden.





**GROUND FLOOR**  
401 sq.ft. (37.2 sq.m.) approx.

**TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**1ST FLOOR**  
332 sq.ft. (30.8 sq.m.) approx.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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