

- HMO/Student Property
- 4 Bedrooms
- 2 Bathrooms
- Currently Tenanted Until June 2024
- Strong Historical Record Of Tenancies
- Ideal Location For Students
- EPC Rating: D
- No Onward Chain!

Newland Street West, Lincoln, LN1 1QF,
£200,000





Offered for sale with no onward chain is this 4 bedroom HMO/student property. Situated in the popular West End which is the number one location for students at the University of Lincoln, makes this property is an ideal investment opportunity. Having a strong historical record of past tenancies the property could command a potential £110 per week, per room. Currently the property has tenants until June 2024. The ground floor comprises of communal living space, kitchen, ground floor bathroom and bedroom 4. The first floor boasts 3 further bedrooms and a second bathroom. To the rear of the property there is a courtyard with 2 brick built outbuildings and a shared passageway entry. Due to the property's position Newland Street West is highly desirable with nearby amenities which include public houses, Sainsbury's Local, a range of takeaways, easy access to West Common and within a sort 10 minute walk to University of Lincoln. For further details on licensing and certificate of lawful use contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Having front door entry to side aspect, consumer unit and electric meter, stairs rising to first floor and understairs storage cupboard. Access to:

Communal Living Space

12' 3" x 11' 11" (3.73m x 3.63m)
Having radiator, uPVC double glazed window to rear aspect, laminate flooring and opening into:

Bedroom 4

12' 2" x 12' 3" (3.71m x 3.73m)
Having uPVC double glazed bay window to front aspect and radiator.

Kitchen

12' 9" x 6' 0" (3.88m x 1.83m)
Having a range of eye and base level units with counter worktops, space and plumbing for appliances, uPVC double glazed obscured window to side aspect and a wall mounted gas central heating baxi boiler uPVC door to side aspect leading onto garden. Access to:

Downstairs Bathroom

6' 2" x 8' 8" (1.88m x 2.64m)
Having panelled bath with showerhead over, low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to side aspect, tiled surround.

First Floor Landing

Having access to bedrooms and bathroom.

Bedroom 1

9' 7" x 12' 0" (2.92m x 3.65m)
Having uPVC double glazed window to front aspect and radiator.

Bedroom 2

12' 0" x 7' 11" (3.65m x 2.41m)
Having built-in wardrobe and uPVC double glazed window to rear aspect and radiator.

Bedroom 3

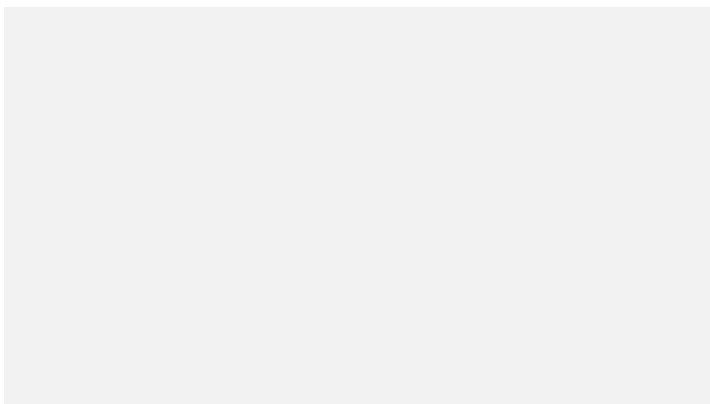
12' 0" x 7' 6" (3.65m x 2.28m)
Having uPVC double glazed window to rear aspect and radiator.

Bathroom

17' 9" x 5' 11" (5.41m x 1.80m)
Having a 3 piece suite comprising panelled bath, low level WC, pedestal hand wash basin unit, radiator and uPVC double glazed obscured window to front aspect.

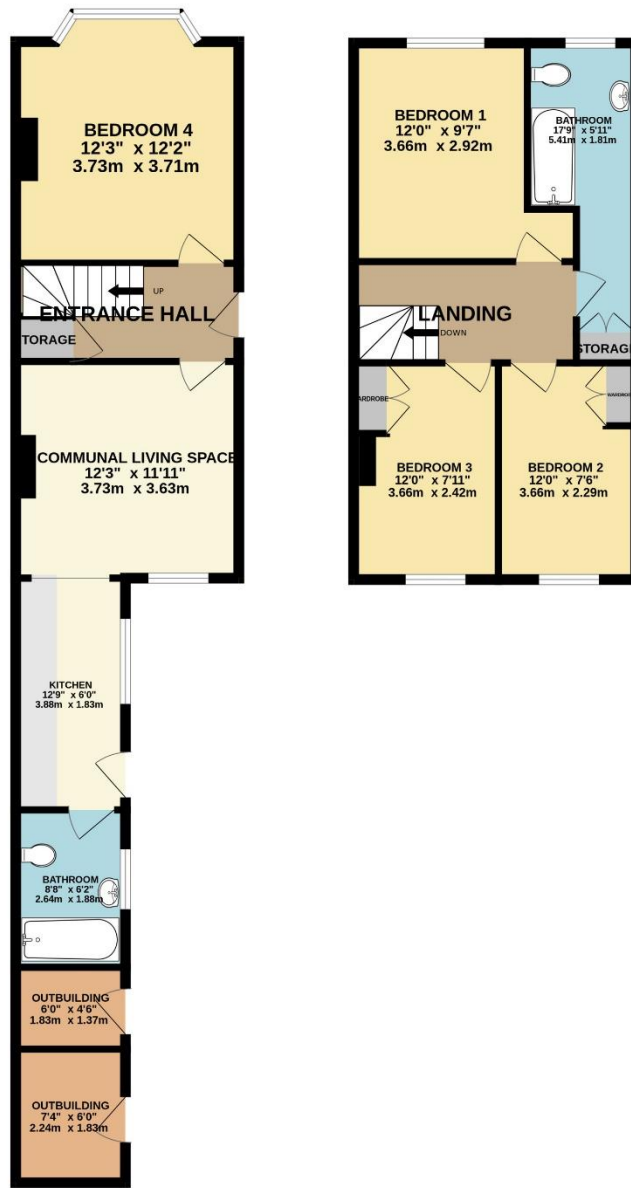
Outside Rear

Having enclosed garden with 2 brick built outbuildings. Access to a shared passageway with next door.



GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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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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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