



- Excellent Investment Property
- Very Well Presented
- Close To Lincoln University
- 2 Bedrooms, 2 En-Suites
- Revenue Of £15,600 Per Annum
- Impressive 9.75% Gross Return
- Let Until August 2025
- Excellent Rental Track Record

St. Faiths Street, West End, LN1 1QJ,
£160,000





ATTENTION INVESTORS!! 9.75% GROSS YIELD!! Located within easy walking distance of The University of Lincoln is this very well maintained property on St Faiths Street which is fully let until August 2025, generating a healthy £15,600 per annum which equates to an impressive gross return of 9.75%. The property has been well modernised, with an excellent rental track record and has accommodation which briefly comprises lounge, modern kitchen with door to the rear garden and two double bedrooms which both have modern ensuite shower rooms. Outside the property has an enclosed courtyard garden. Council tax band: A. Freehold.



Lounge

Having uPVC front entrance door and radiator.

Kitchen

10' 1" x 8' 4" min (3.07m x 2.54m)

Having a range of matching wall and base units, attractive marble effect work surfacing with matching upstands, single drainer sink unit with mixer taps over, electric cooker with cooker hood over, plumbing for washing machine, space for fridge freezer, concealed Ideal combination condensing central heating boiler (serviced annually), understairs storage cupboard, wood effect vinyl flooring, radiator, stairs rising to first floor and uPVC door leading to garden.

Bedroom 1

14' 8" max x 6' 10" max (4.47m x 2.08m)

Having built-in storage cupboard, over stairs bulkhead and radiator.

En-Suite

Having 3 piece suite comprising corner shower cubicle with electric shower appliance, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail, access to loft and extractor.

Bedroom 2

11' 0" x 7' 5" min (3.35m x 2.26m)

Having large alcove/wardrobe area with hanging rails and radiator.

En-Suite

Having 3 piece suite comprising double tiled shower cubicle with electric shower appliance, pedestal wash hand basin, low level WC, wood effect vinyl flooring, heated towel rail and extractor.

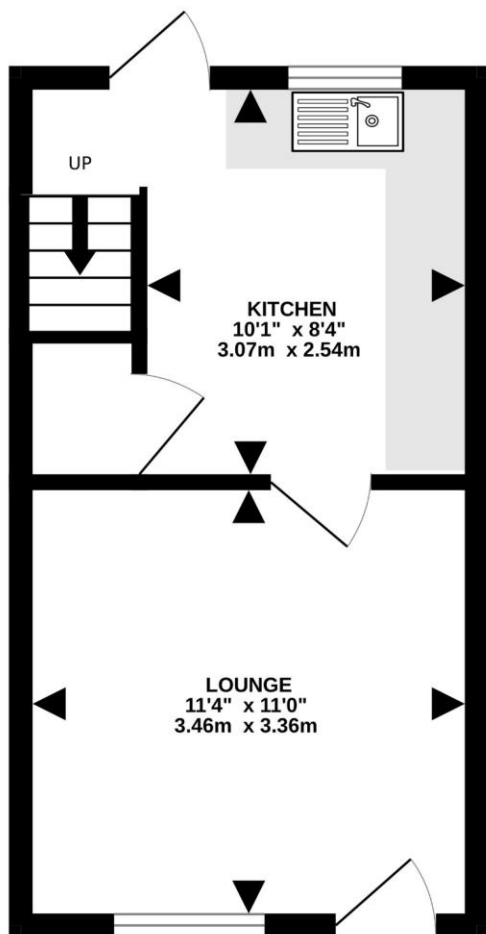
Outside Rear

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

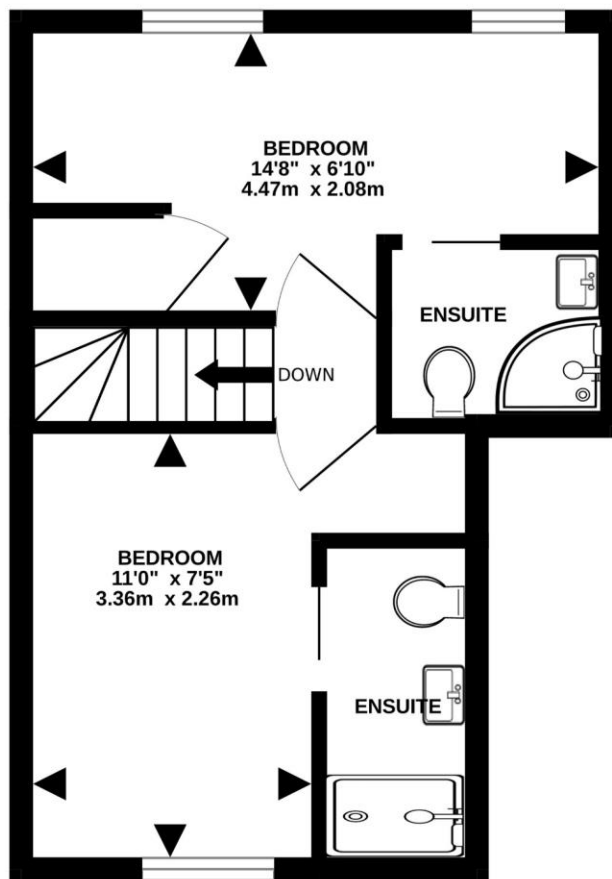
Agents Note

There is a right of way to provide pedestrian access for number 37 St. Faiths Street over the rear garden. Call for further details.

GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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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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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