

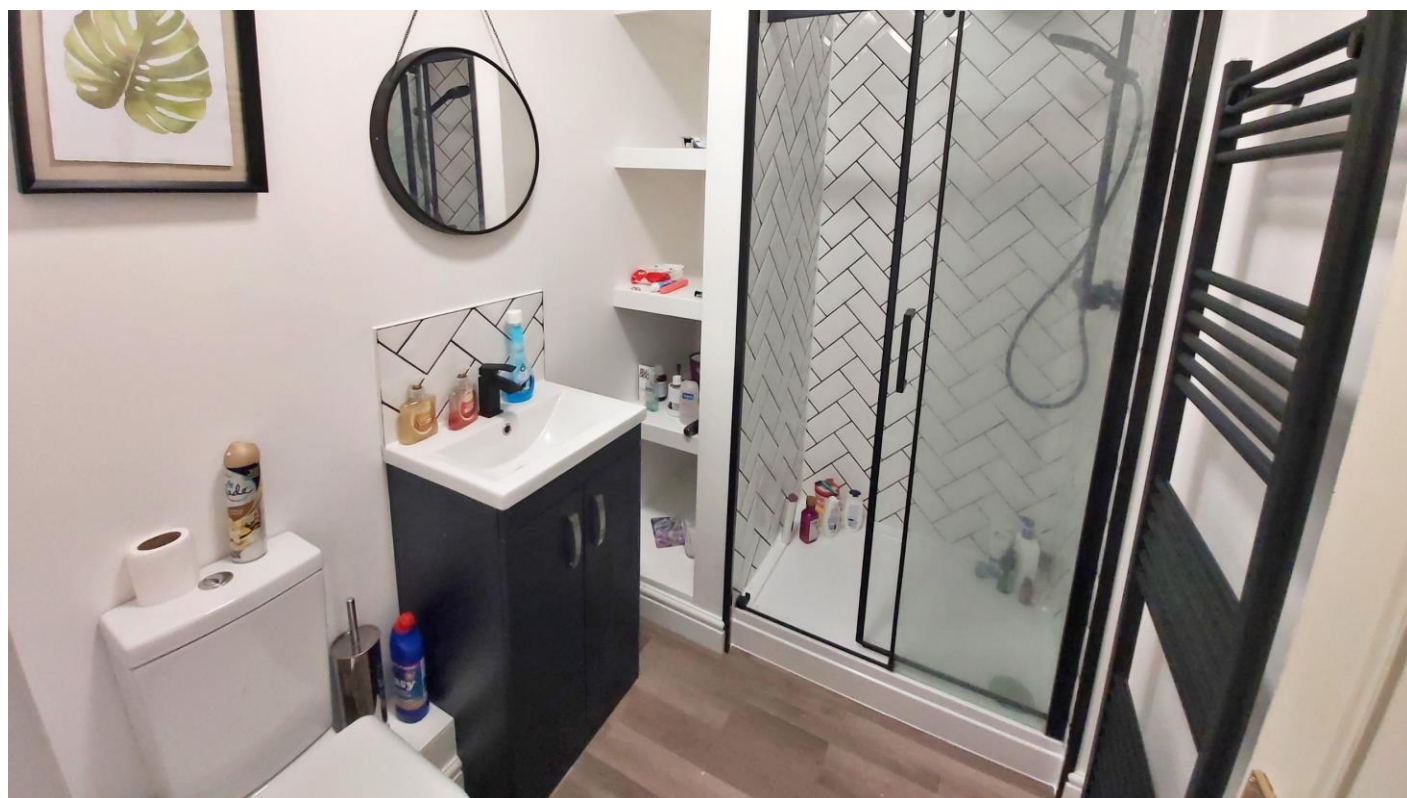
- House Of Multiple Occupancy
- Close To University Of Lincoln
- Prime Student Location
- 4 Double Bedrooms
- 9.72% Gross Return
- £21,388 Per Annum Income
- Potential For Higher Revenues
- Call Today To View

West Parade, Lincoln, LN1 1LY,  
£220,000





HMO! Located within the popular 'west end' student area of Lincoln, within easy walking distance of The University of Lincoln and the City Centre, is this substantial town house currently used as a house of multiple occupancy. Accommodation briefly comprises, private entrance passage, spacious entrance hallway, 13'2 lounge, impressive 20' kitchen, four bedrooms (one ground floor and three first floor), and recently refurbished first floor shower room. The property is currently let and provides an income of £21,388 per annum which represents an impressive gross return of 9.72%. Additionally, in the agent's opinion, accommodation could be easily reconfigured to provide more bedrooms and/or bathrooms and therefore offers fantastic potential for even greater revenues. Call today to arrange a viewing. Council tax band: B. Freehold.



### Private Entrance Passage

Having front entrance door, laminate wood effect flooring, door into entrance hallway and door leading to rear garden.

### Entrance Hallway

Having laminate wood effect flooring, radiator, stairs rising to first floor and understairs WC.

### Lounge

13' 2" max x 11' 11" (4.01m x 3.63m)

Having laminate wood effect flooring and radiator.

### Kitchen

20' 0" x 7' 3" (6.09m x 2.21m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level double oven, gas hob with cooker hood over, space for a range of additional appliances, ceramic tiled floor, double aspect windows, radiator and uPVC door to garden.

### Bedroom 4

13' 8" into bay x 13' 6" max (4.16m x 4.11m)

Having walk-in bay window to front aspect, laminate wood effect flooring, radiator, picture rail and ornate coving.

### First Floor Landing

Offering ample space for staircase and potential loft conversion (subject to the necessary consents).

### Bedroom 1

13' 2" max x 12' 0" (4.01m x 3.65m)

Having radiator.

### Bedroom 2

Having radiator.

### Bedroom 3

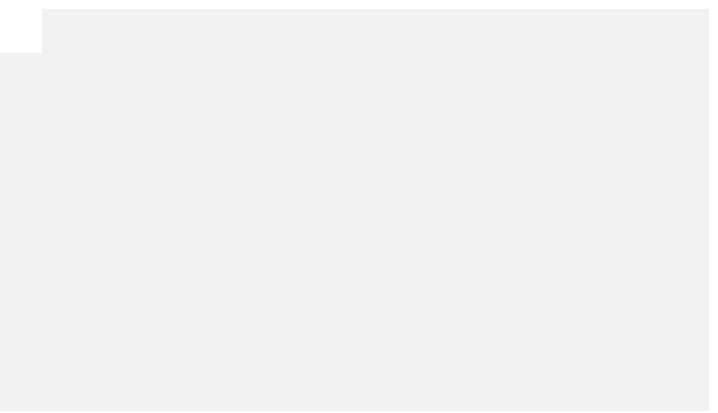
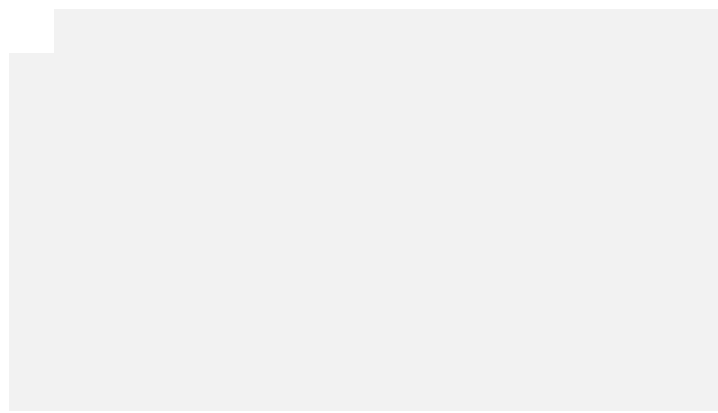
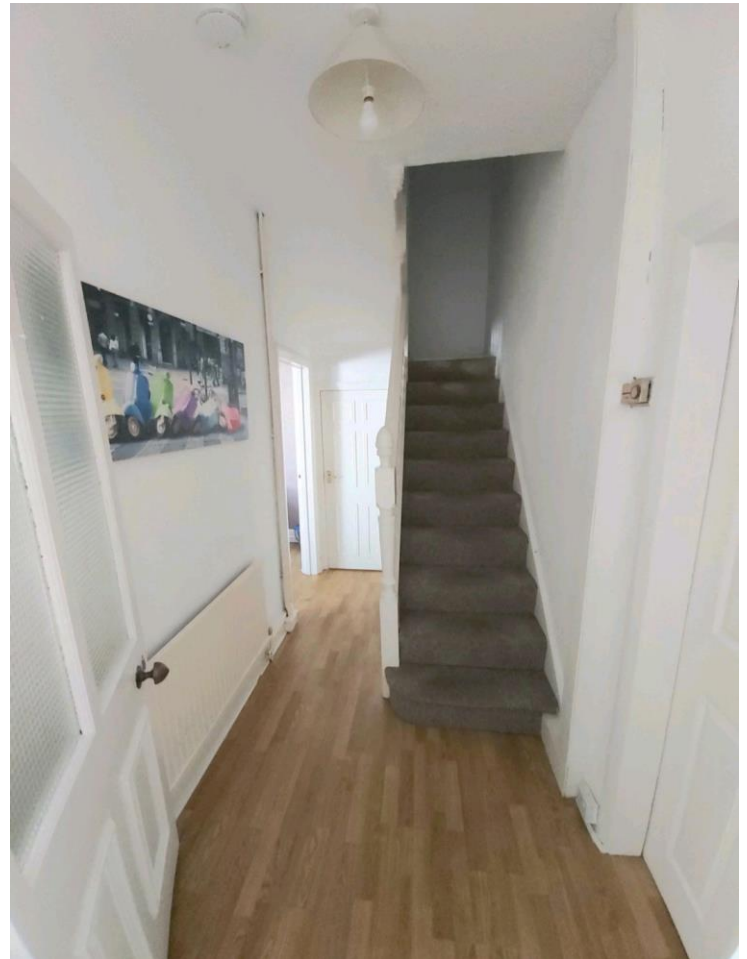
10' 8" x 8' 10" min (3.25m x 2.69m)

### Shower Room

Having 3 piece suite comprising double tiled shower cubicle with mains fed rainfall shower, additional handheld shower, wash hand basin set in vanity unit, low level WC, heated towel rail, wood effect vinyl flooring, fitted shelving and extractor.

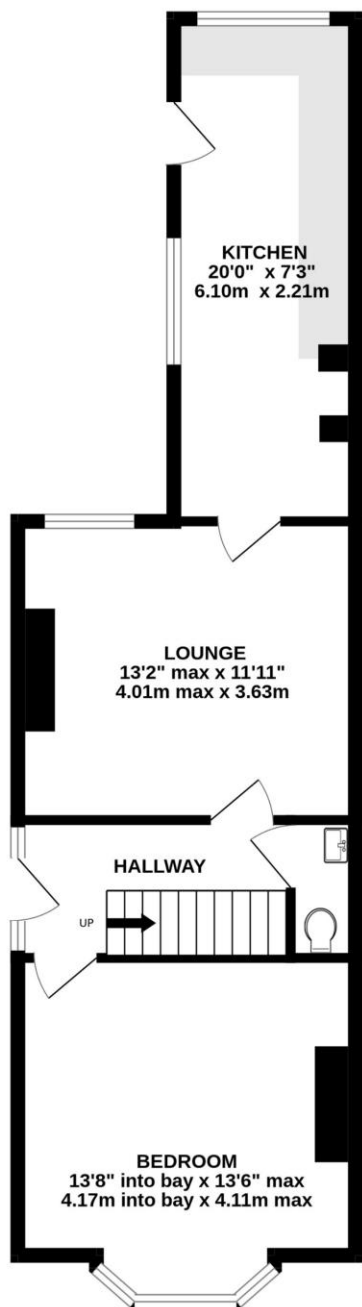
### Outside Rear

To the rear of the property there is a generous sized garden predominantly enclosed by brick walling and being mainly gravel with patio area.



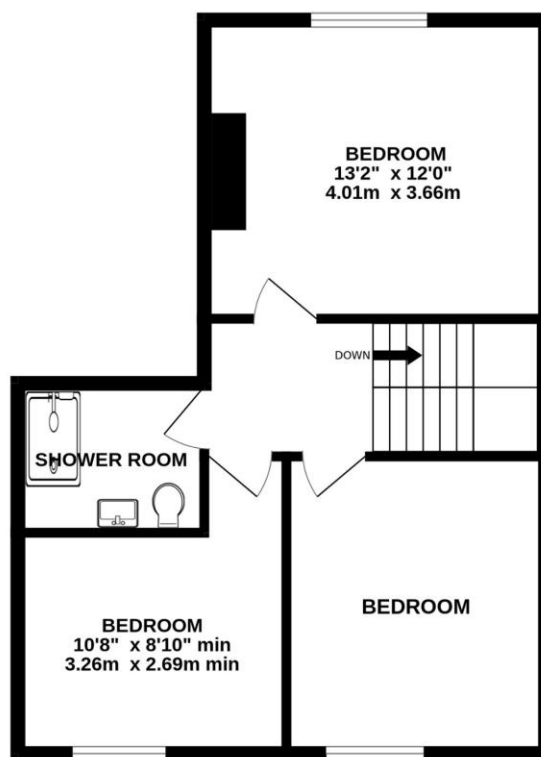
TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

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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GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



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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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