



- Excellent HMO
- Prime West End Location
- Fully Let At £35,040
- Impressive 10.95% Gross Return
- 6 Bedrooms & 2 Bathrooms
- Communal Lounge & 20'3 Kitchen
- Very Well Maintained
- Call Today To View

Hewson Road, West End, LN1 1RZ,  
£320,000





**EXCELLENT HMO!! GROSS YIELD 10.95%!!** Located within the popular West End area of Lincoln, within easy walking distance of Lincoln University and the city centre, is this very well maintained house of multiple occupancy on Hewson Road. The property has a proven investment track record and is currently let for £35,040 which represents an impressive 10.95% gross return per annum. The property has a modern central heating system, uPVC double glazing and recently installed fire alarm system. Accommodation briefly comprises private entrance passage, entrance hallway, communal lounge, 20'3 kitchen, 6 bedrooms (1 ground floor, 3 first floor and 2 second floor) and 2 bathrooms (1 ground floor and 1 first floor). Call today to arrange a viewing! Council tax band: B. Freehold.



### Private Entrance Passage

Having uPVC front entrance door, uPVC door to garden and uPVC door into entrance hallway.

### Entrance Hallway

Having radiator, stairs rising to first floor and understairs storage cupboard.

### Communal Lounge

12' 6" into alcove x 11' 10" (3.81m x 3.60m)

Having laminate wood effect flooring, radiator, coved ceiling and dado rail.

### Kitchen

20' 3" x 6' 5" (6.17m x 1.95m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with tiled splashbacks, built-in oven, hob and cooker hood, space for 2 full height fridge freezers, plumbing for washing machine, plumbing for dishwasher, ceramic tiled floor, radiator, modern Ideal Standard combination condensing central heating boiler and uPVC door to garden.

### Shower Room

Having 3 piece suite comprising tiled shower cubicle with electric shower appliance, pedestal wash hand basin with tiled splashbacks, low level WC, ceramic tiled floor, radiator, extractor and access to roof space.

### Ground Floor Bedroom

13' 7" into bay x 12' 4" into alcove (4.14m x 3.76m)

Having large walk-in bay window to front aspect, radiator and coved ceiling.

### First Floor Landing

Having storage cupboard and stairs rising to second floor.

### First Floor Bedroom

12' 0" x 10' 3" (3.65m x 3.12m)

Having radiator.

### First Floor Bedroom

11' 10" x 8' 1" min (3.60m x 2.46m)

Having radiator.

### First Floor Bedroom

11' 10" max x 7' 10" max (3.60m x 2.39m)

Having radiator.

### First Floor Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance over, pedestal wash hand basin with tiled splash backs, low level WC, tiled effect vinyl flooring, radiator and storage cupboard.

### Second Floor Bedroom

16' 4" max x 8' 11" into dormer (4.97m x 2.72m)

Having dormer window to rear aspect and radiator.

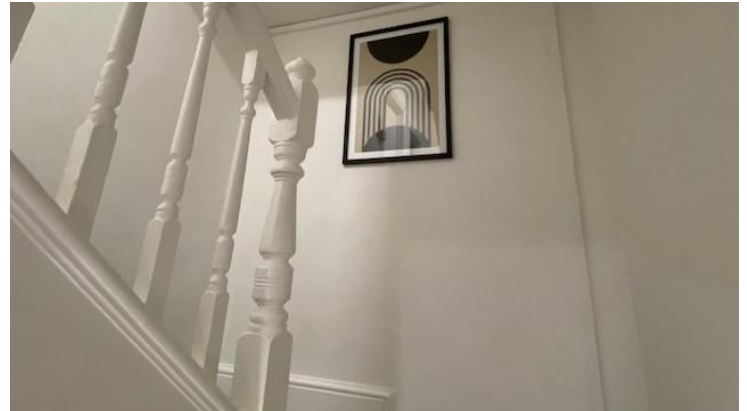
### Second Floor Bedroom

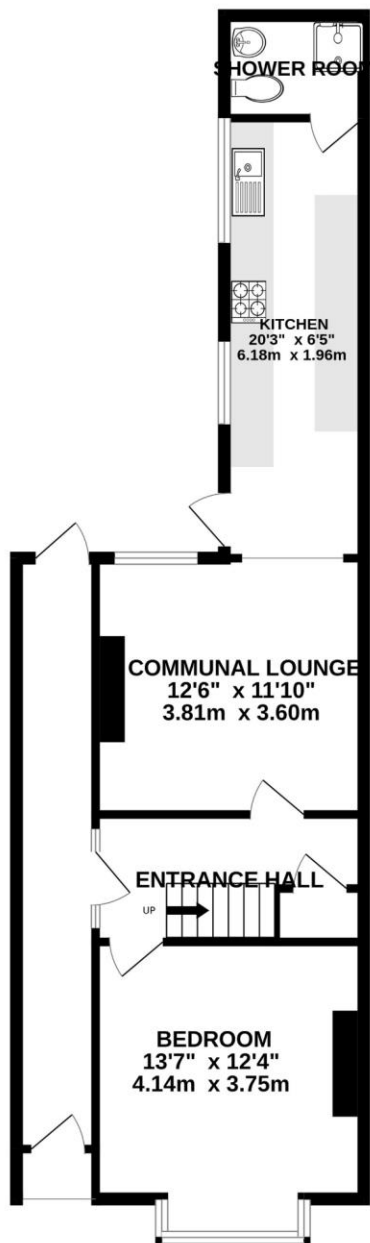
16' 4" max x 8' 10" into dormer (4.97m x 2.69m)

Having dormer window to front aspect and radiator.

### Outside

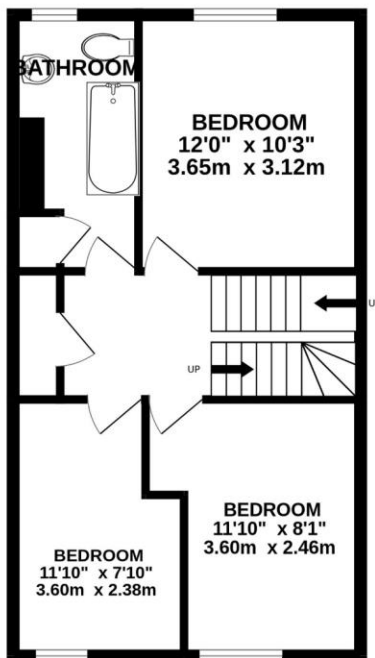
To the rear of the property there is an enclosed courtyard garden.



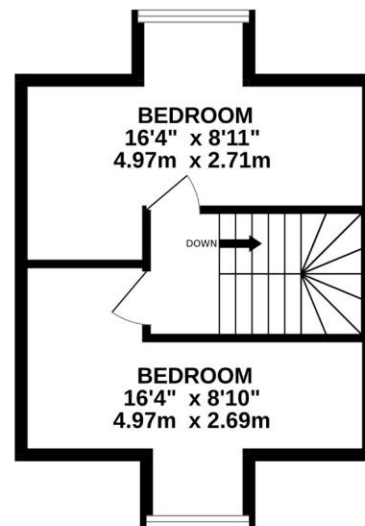


GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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