



- House Of Multiple Occupancy
- Prime Student Location
- 5 Double Bedrooms
- 2 Shower Rooms

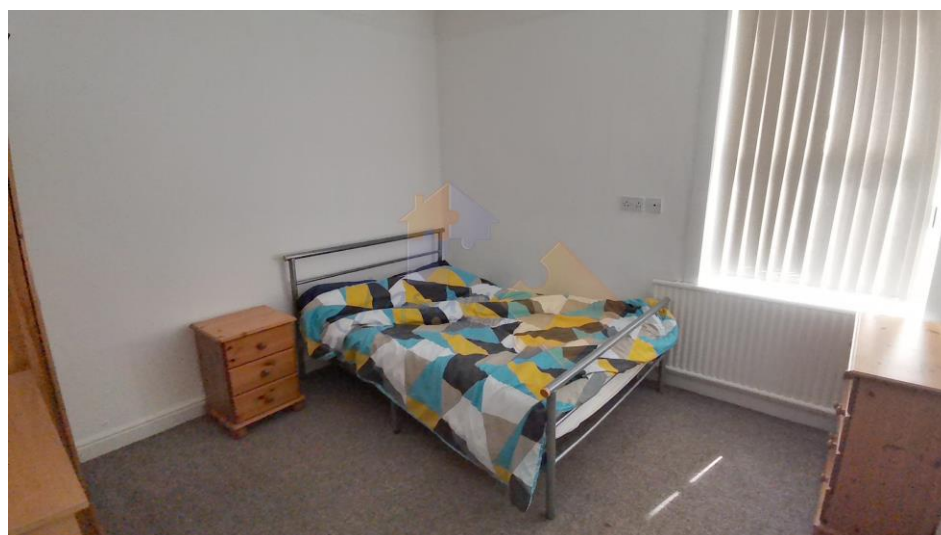
- Gross Income £21,840
- Gross Yield 9.7% Per Annum
- Potential To Increase Revenue
- Call Today To View!

West Parade, West End, LN1 1PF,
£225,000





5 BED HMO! Located in the sought after west end area of Lincoln, within walking distance of The University of Lincoln and the city centre is this five bedroom house of multiple occupancy on West Parade. The property currently generates an income of £21,840 (a gross return of 9.7%) and offers excellent potential to remodel and generate even more healthy revenues. Accommodation briefly comprises entrance hallway, 13'10 communal living room, 9'6 kitchen, five double bedrooms (two to the ground floor, three to the first floor) and two first floor shower rooms. Outside the property has an enclosed garden with brick built outbuilding. Call today for further information. Council tax band: B. Freehold.



Entrance Hallway

Having front entrance door and stairs rising to first floor.

Lounge

13' 10" min x 8' 0" (4.21m x 2.44m)

Having laminate wood effect flooring and radiator.

Kitchen

9' 6" x 8' 0" (2.89m x 2.44m)

Having a range of matching wall and base units, stainless steel sink and drainer unit with mixer taps over, built-in oven, hob and cooker hood, space for full height fridge freezer, plumbing for washing machine, tiled effect vinyl flooring and uPVC door to rear.

Bedroom 5

15' 10" into bay x 10' 6" max (4.82m x 3.20m)

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

Bedroom 4

10' 10" max x 10' 8" max (3.30m x 3.25m)

Having radiator, dado rail, understairs storage area and uPVC door leading to garden.

First Floor Landing

Having skylight, access to loft, radiator and dado rail.

Bedroom 3

13' 6" into bay x 13' 10" max (4.11m x 4.21m)

Having walk-in bay window to front aspect, ornamental cast iron fireplace, radiator and picture rail.

Bedroom 2

11' 1" x 11' 0" max (3.38m x 3.35m)

Having radiator and picture rail.

Shower Room 1

Having 3 piece suite comprising corner shower cubicle with aquaboard splashbacks and electric shower appliance, pedestal wash hand basin, low level WC, vinyl flooring, heated towel rail and extractor.

Bedroom 1

12' 3" x 8' 0" (3.73m x 2.44m)

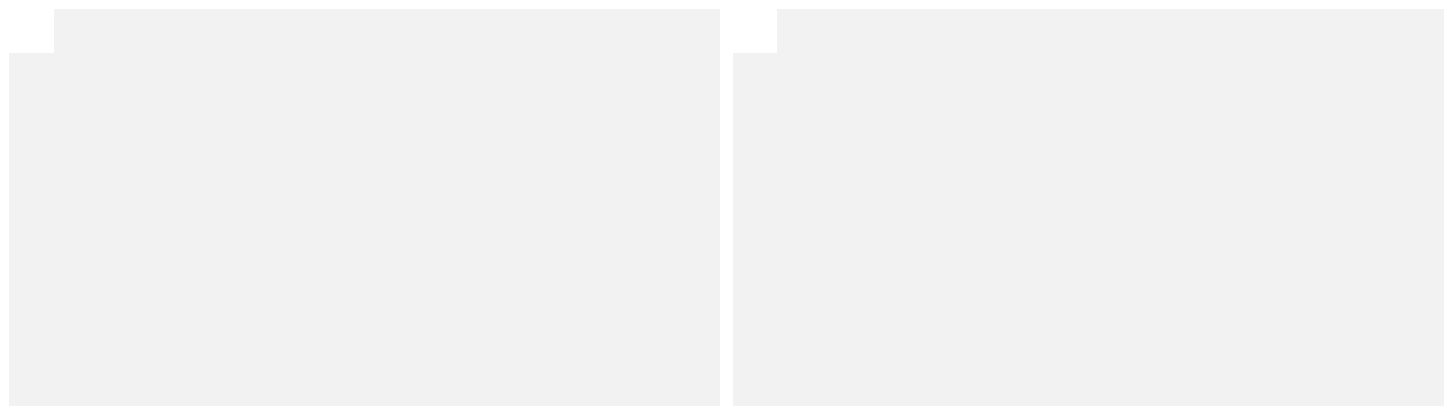
Having radiator.

Shower Room 2

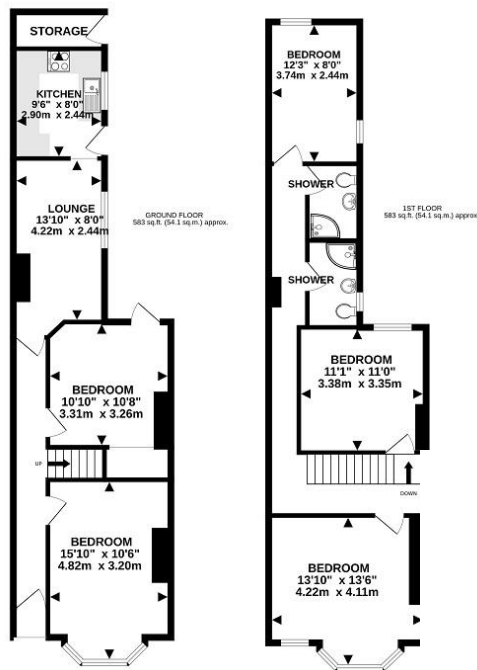
Having corner shower cubicle with aquaboard splashbacks and mains fed shower, pedestal wash hand basin, low level WC, heated towel rail, vinyl flooring and extractor.

Outside Rear

To the rear of the property there is an enclosed garden comprising lawn with concrete patio area, 2 brick built outbuildings and gate leading to rear.

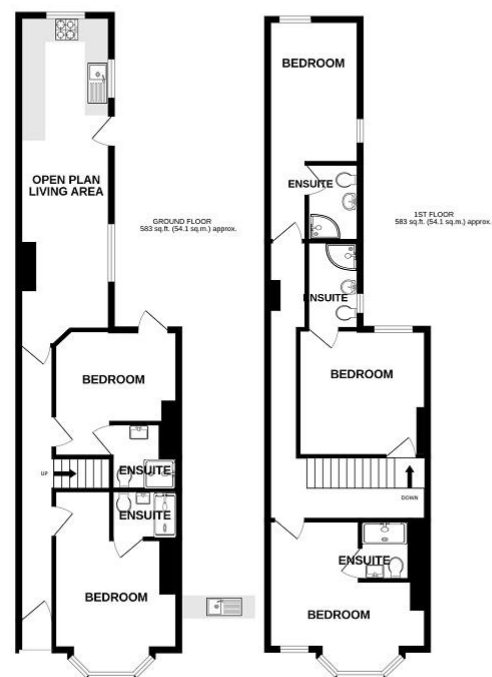


Existing Layout



TOTAL FLOOR AREA: 1166 sq ft. (108.3 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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Potential Layout



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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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