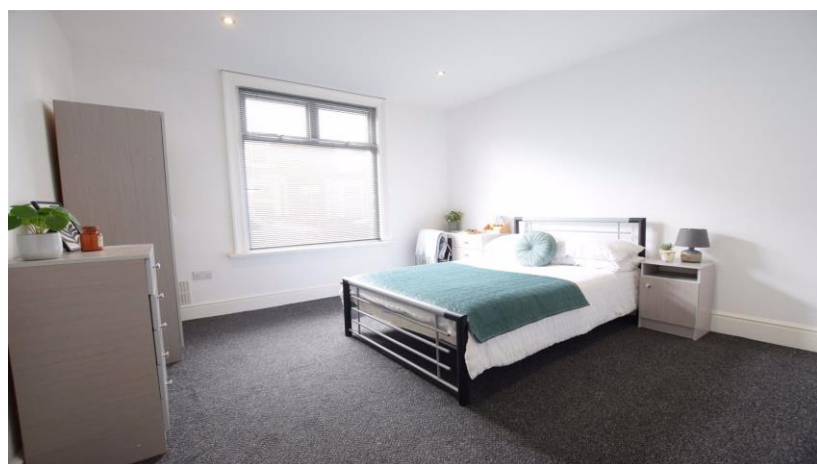




- HMO Producing £33,000 Per Annum
- 6 Bedrooms
- 2 Shower Rooms
- Accommodation Over 3 Floors
- Lounge & Kitchen
- Extensive uPVC Double Glazing & GCH
- West End Location
- Chain Free

Drake Street, West End, LN1 1PP,
£275,000



Starkey&Brown are pleased to offer for sale this HMO currently producing £33,000 per annum. The property benefits from being in Lincoln West End location and has 6 bedrooms, 2 shower rooms with accommodation spread over 3 floors. There is also a lounge and kitchen area. Extensive uPVC double glazing, gas fired central heating system and the property is to be offered chain free. Council tax band: A. Freehold.

Front door into:

Hallway

Having stairs to first floor. Doors to bedroom 1 and lounge.

Bedroom 1

12' 0" x 11' 7" (3.65m x 3.53m)

Lounge

11' 7" x 10' 7" (3.53m x 3.22m)

Having understairs storage cupboard .

Kitchen

13' 0" x 9' 7" (3.96m x 2.92m)

Having wall and base units, rolled edge worktops surfaces incorporating cupboard and drawers.

Bedroom 2

10' 1" x 9' 7" (3.07m x 2.92m)

First Floor Landing

Bedroom 3

11' 8" x 9' 0" (3.55m x 2.74m)

Bedroom 4

11' 4" x 9' 7" (3.45m x 2.92m)

Shower Room

5' 6" x 5' 5" (1.68m x 1.65m)

Having 3 piece suite comprising of a shower cubicle, wash hand basin and low level flush WC.

Bedroom 5

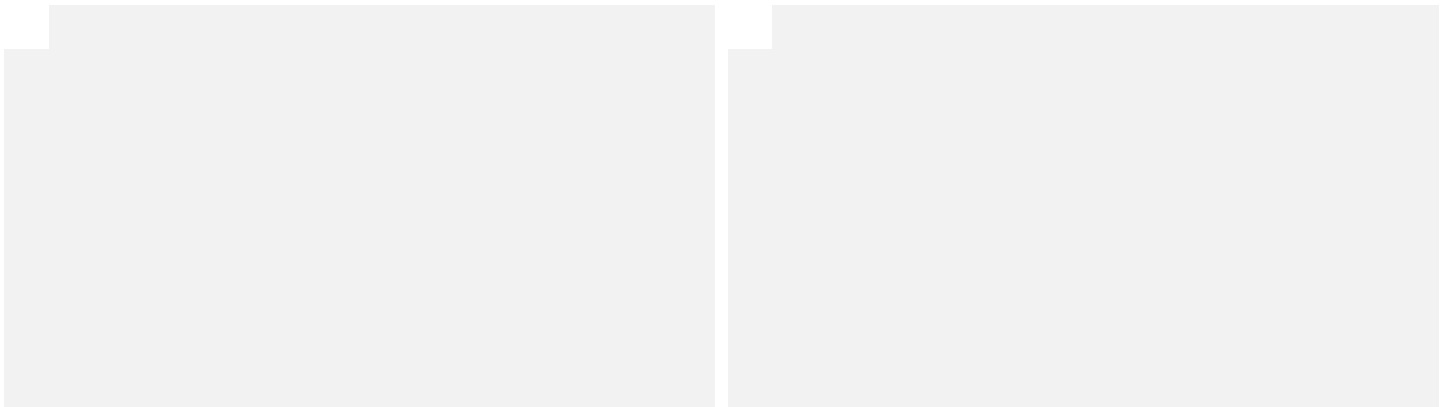
11' 0" x 9' 8" (3.35m x 2.94m)

Bedroom 6

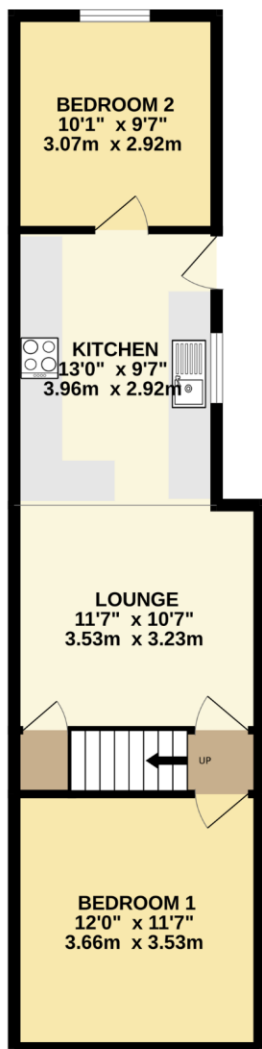
12' 0" x 7' 10" max (3.65m x 2.39m)

Shower Room

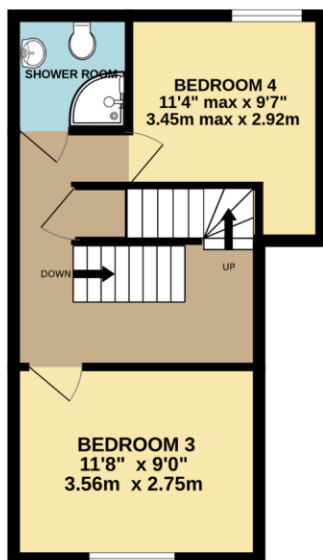
Having 3 piece suite comprising of a shower cubicle, low level flush WC and wash hand basin.



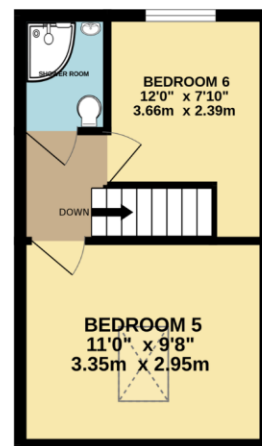
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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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