



Scorer Street, Lincoln



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£198,500

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Key Features

- HMO
- Five Bedrooms
- NO ONWARD CHAIN
- Popular Location
- Two Shower Rooms
- Potential Yield of £24000
- EPC rating D
- Freehold





Five bedroom HMO, terrace house. Currently let to four students. Located in the popular area of Sincil Bank and within walking distance of the City Centre and University. The property has been fully let since 2015 and is being sold with NO ONWARD CHAIN. The property consists of entrance hall, lounge, kitchen, WC and two bedrooms to the ground floor. To the first floor there are two bedrooms and two shower rooms and the second floor one large bedroom. To the rear of the property there is a courtyard garden.

Window to front aspect and radiator.

Second Floor Landing

Leading to

Bedroom Five 4.38m x 5.38m (14'5" x 17'8")

Window to rear aspect and radiator.

Outside

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

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Entrance Hall

External door to front aspect and stairs to first floor.

Lounge 4.38m x 3.56m (14'5" x 11'8")

French doors to rear aspect, understairs cupboard and radiator.

Kitchen 2.32m x 4.66m (7'7" x 15'4")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric oven, electric hob with extractor over, space and plumbing for washing machine and dishwasher.

WC 1.37m x 0.94m (4'6" x 3'1")

Window to side aspect and fitted with low level WC and wash hand basin.

Bedroom One 3.43m x 3.58m (11'4" x 11'8")

Bay window to front aspect and radiator.

Bedroom Two 2.32m x 3.50m (7'7" x 11'6")

External door to side aspect and radiator.

First Floor Landing

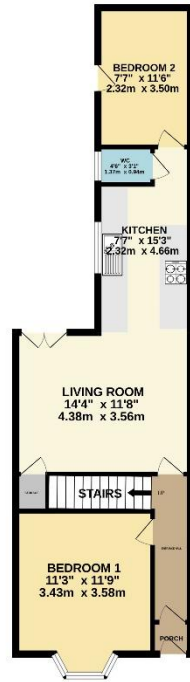
Bedroom Three 4.38m x 2.80m (14'5" x 9'2")

Window to rear aspect and radiator.

Bedroom Four 2.22m x 5.48m (7'4" x 18'0")



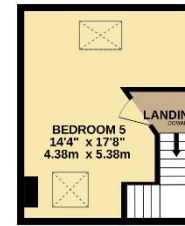
GROUND FLOOR
592 sq ft. (54.5 sq.m.) approx.



1ST FLOOR
381 sq ft. (35.4 sq.m.) approx.



2ND FLOOR
251 sq ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximations 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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