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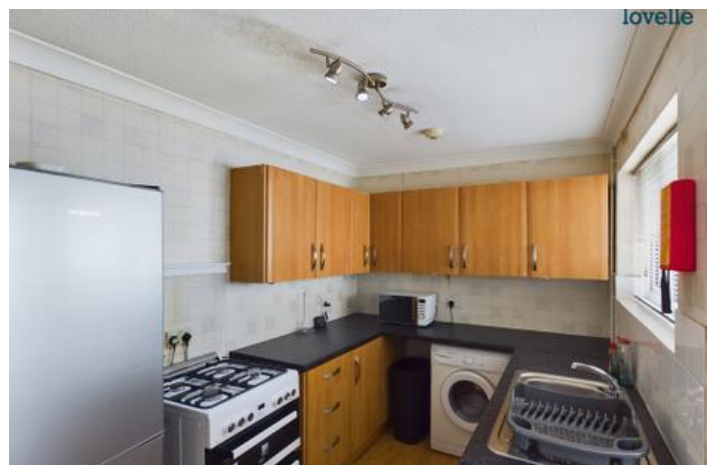


41 Coulson Road, Lincoln, LN6 7AT



When it comes to
property it must be


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£145,000



An exceptional investment opportunity awaits with this 3-bedroom House in Multiple Occupation (H.M.O) situated in a prime location close to city centre amenities. This property boasts a certificate of lawfulness, ensuring full compliance and peace of mind for investors. Previously generating around £15,000 per annum.

Key Features

- 3 Bedroom H.M.O
- Certificate of lawfulness
- Ideal investment opportunity
- Previously generating £15,000 per annum
- New boiler installed
- Well presented throughout
- Close to city centre amenities
- Enclosed rear garden
- EPC rating D
- Tenure: Freehold



Introduction

An exceptional investment opportunity awaits with this spacious 3-bedroom House in Multiple Occupation (H.M.O.), situated in a prime location close to city centre amenities. This property boasts a Certificate of Lawfulness, ensuring full compliance and peace of mind for potential investors.

Previously generating an impressive £15,000 per annum, this mid-terrace house is in good condition, ready for immediate occupancy or rental. The layout includes three well-proportioned bedrooms, a communal living area, a modern kitchen, and a bathroom, making it an attractive option for tenants.

Whether you are an experienced investor looking to expand your portfolio or a newcomer seeking a reliable income stream, this property is must-see. Don't miss out on this fantastic opportunity to secure a profitable and well-located H.M.O. Contact us today to arrange a viewing!

The property is fully double glazed and has a gas fired central heating system. Please note that there was a new boiler installed the property in January 2024.

Accommodation

Entrance Hall

0.93m x 0.95m (3'1" x 3'1")

Stairs leading to first floor landing, and side entrance door leading shared passage.

Communal Lounge-diner

3.45m x 3.63m (11'4" x 11'11")

Laminate wood flooring, radiator, double glazed window to rear aspect, coving to ceiling, and under stairs storage cupboard.

Fitted Kitchen

2.19m x 3.18m (7'2" x 10'5")

Range of fitted base and wall units with contrasting roll edge work surfaces, single stainless steel sink unit, space for cooker, space and plumbing for washing machine, space for fridge freezer, radiator, laminate wood flooring, tiled splash backs, coving to ceiling, double glazed window to rear aspect, and double-glazed rear entrance door.

Ground Floor Bedroom 3

3.30m x 3.57m (10'10" x 11'8")

Double glazed window to front aspect, coving to ceiling, and radiator.

Landing

0.80m x 3.77m (2'7" x 12'5")

Access to roof space.

Bedroom 1

3.22m x 4.55m (10'7" x 14'11")

Double glazed window to front aspect, and radiator.

Bedroom 2

2.54m x 3.62m (8'4" x 11'11")

Double glazed window to rear aspect, and radiator.

Family Bathroom

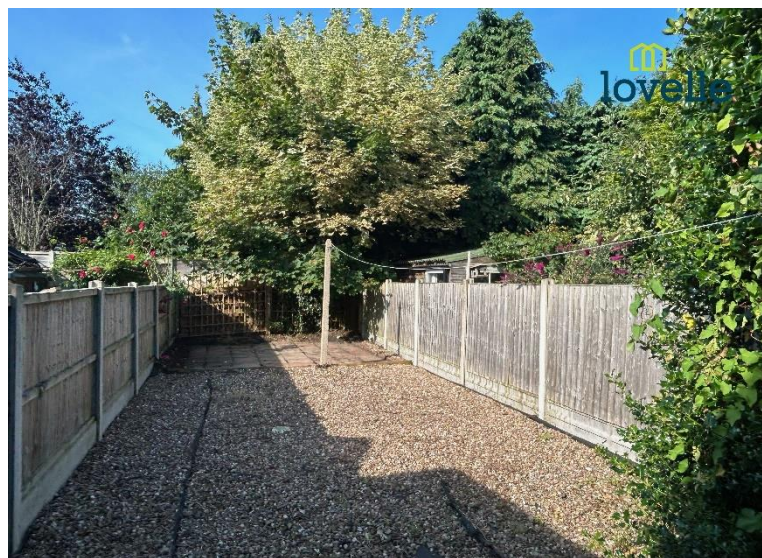
2.18m x 3.18m (7'2" x 10'5")

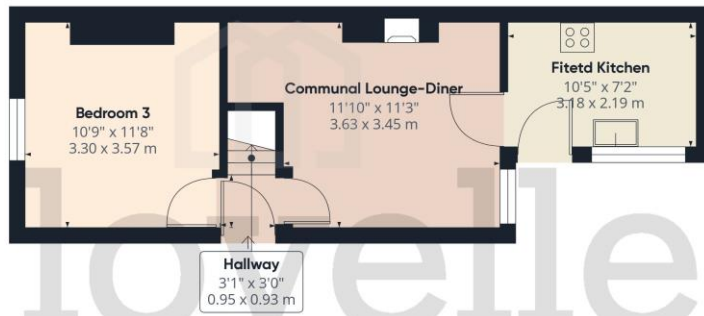
Fitted suite comprising, panelled bath with shower over, pedestal wash hand basin, and low-level WC. There are tiled splash backs, laminate wood flooring, double glazed window to rear aspect, extractor fan, radiator, and built-in cupboard.

Outside

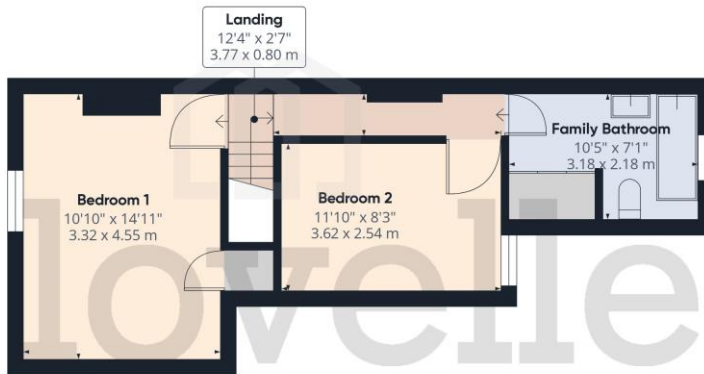
Enclosed Rear Garden

The rear garden offers great potential, providing a great area for relaxation or entertaining.





Ground Floor



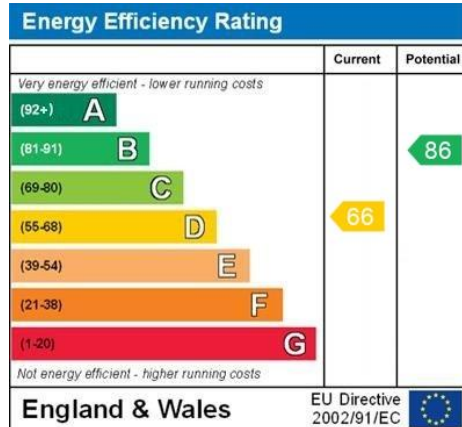
Floor 1

Approximate total area⁽¹⁾
739.37 ft²
68.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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