



45 Nelthorpe Street, Lincoln, LN5 7SJ

Guide Price £215,000

taylor
ross



45 Nelthorpe Street

Lincoln, LN5 7SJ

This fully licensed five bedroom HMO generates £29,064 per annum, a 13.5% gross yield. Just off the High Street, a 10 minute walk from the University of Lincoln. Sold with tenancies in place.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Generating an income of £29,064 per annum
- EPC Rating = C
- House in Multiple Occupation (HMO)
- City Centre Location
- Proven letting history: let every year



Kitchen

14' 1" x 7' 7" (4.29m x 2.30m)

A long galley kitchen with a door giving direct access to the rear yard.

Hallway

A hallway running from the front of the property through to the rear, with access into the house.

Bedroom Five

11' 11" x 7' 6" (3.62m x 2.29m)

Rear facing bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair. With its own WC.

Bedroom Five WC

WC with toilet, basin and window.

Bedroom Four

13' 9" x 12' 8" (4.19m x 3.87m)

Well proportioned bedroom with a bed, wardrobe, chest of drawers, desk and chair.

Living Room

12' 8" x 11' 11" (3.87m x 3.64m)

A living room with a window to the rear, open through to the kitchen, with an understairs storage cupboard.

Bedroom Three

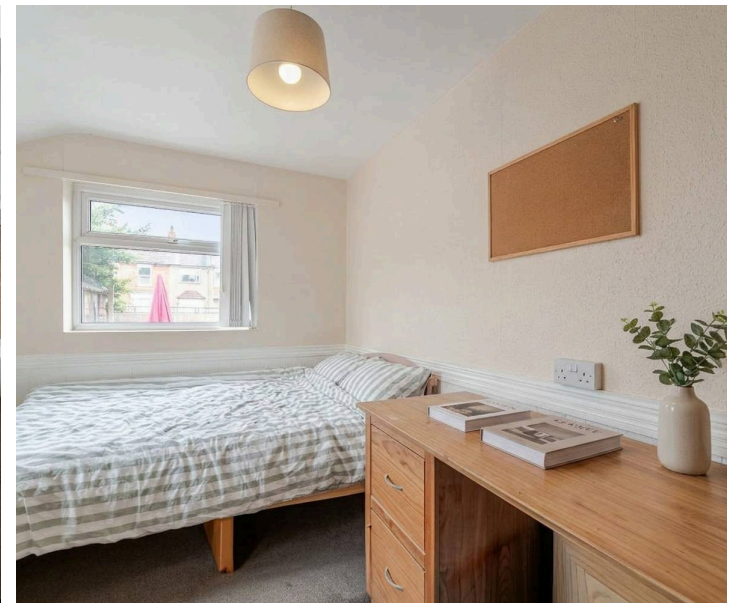
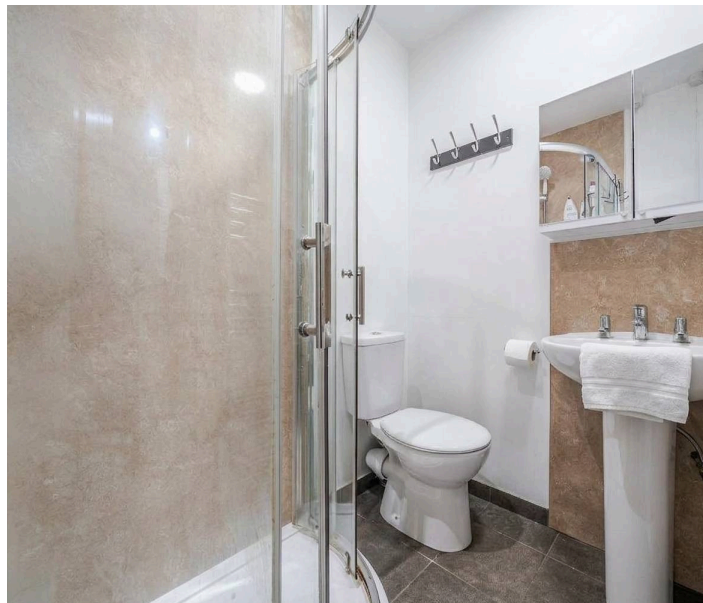
11' 7" x 8' 8" (3.52m x 2.64m)

Well proportioned front facing bedroom with a bed, wardrobe, chest of drawers, desk and chair.

Bedroom Two

14' 7" x 7' 0" (4.44m x 2.13m)

Well proportioned bedroom with a bed, wardrobe, chest of drawers, desk and chair.





Bathroom

A first floor bathroom fitted with a shower, wash basin and toilet.

Bedroom One

11' 1" x 9' 8" (3.38m x 2.94m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair, with its own en suite shower room comprising shower, wash basin and WC.

Bedroom One En-Suite

En-suite shower room comprising shower, wash basin and WC.

Garden

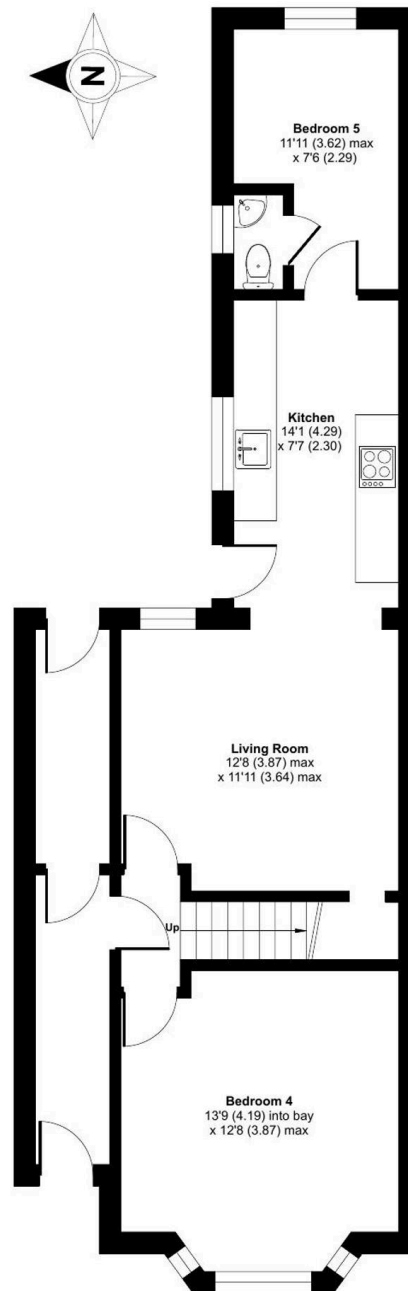
To the rear is a low maintenance yard with a seating area, accessed directly from the kitchen and providing outdoor space for tenants with minimal upkeep.



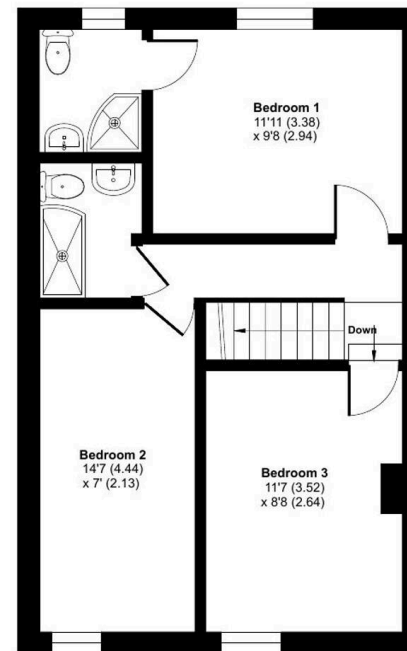
Nelthorpe Street, Lincoln, LN5

Approximate Area = 1121 sq ft / 104.1 sq m

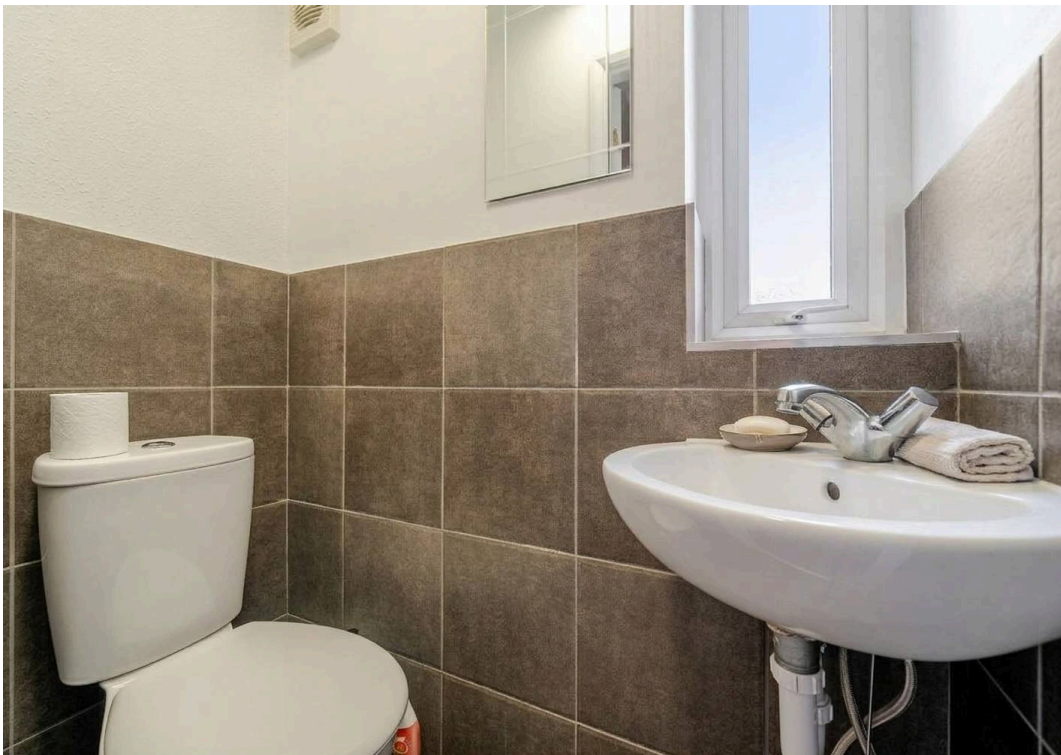
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Taylor Ross

Brankley House Far End, Boothby Graffoe - LN5 0LG

01522528000 • hello@taylorross.co.uk • taylorross.co.uk

taylor
ross