



Monks Road, Lincoln



**£250,000**

- Seven Bedroom HMO
- Student Property
- All Ensuite Bedrooms
- NO ONWARD CHAIN
- Circa £40,000 PA Income
- Fully Let
- Freehold
- EPC rating D





**INVESTMENT OPPORTUNITY.** Fully let seven bedroom HMO, generating an income of circa £40,000 per annum. This fully let student house is located close to the City Centre and within walking distance of the University and a host of local amenities. The property benefits from being sold with NO ONWARD CHAIN, Gas Central Heating and uPVC Double Glazing.

The accommodation consists of Entrance Hall, Lounge, Kitchen Diner and two En-Suite Bedrooms to the ground floor. To the first floor there are Two En-Suite Bedrooms and One Studio Apartment. To the second floor there are a further Two En-Suite Bedrooms. Outside the property there is an enclosed courtyard.

### Entrance Hall

External door to front aspect and stairs to first floor.

### Lounge

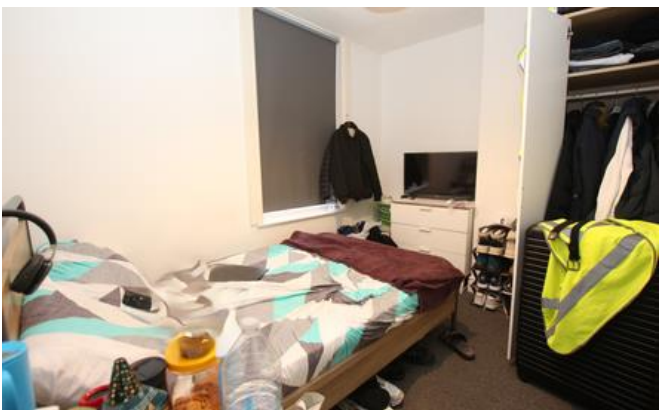
3.81m x 4.23m (12'6" x 13'11")

Bay window to front aspect and radiator.

### Kitchen Diner

6.48m x 2.71m (21'4" x 8'11")

Window and external door to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, four burner gas hob, integrated oven, freestanding washing machine, tumble dryer and USA style fridge freezer, storage cupboard and radiator.



### Bedroom One

5.75m x 2.76m (18'11" x 9'1")

Window to rear aspect and radiator.

### En-suite One

Fitted with single shower cubicle, wash hand basin, low level WC, heated towel rail and extractor.

### Bedroom Two

2.71m x 3.3m (8'11" x 10'10")

Window to side aspect and radiator.

### En-suite Two

Fitted with single shower cubicle, wash hand basin, low level WC, heated towel rail and extractor.

### Landing

### Studio Apartment

6.88m x 2.71m (22'7" x 8'11")

Window to Side aspect and radiator.

### Kitchen

2.17m x 1.55m (7'1" x 5'1")

Dual windows to side aspect and fitted with a range of wall and base units with worktops over, two ring electric hob, single electric oven, sink with drainer and space and plumbing for washing machine and fridge freezer.

### Shower Room

Window to side aspect and fitted with single shower cubicle, wash hand basin, low level WC, heated towel rail and extractor.

### Bedroom Three

3.1m x 2.68m (10'2" x 8'10")

Window to rear aspect and radiator.



### En-Suite Three

Fitted with single shower cubicle, wash hand basin, low level WC, heated towel rail and extractor.

### Bedroom Four

4.23m x 4.96m (13'11" x 16'4")

Bay window to front aspect and radiator.

### En-Suite Four

Fitted with single shower cubicle, wash hand basin, low level WC, heated towel rail and extractor.

### Landing

Window to rear aspect and skylight.

### Bedroom Five

3.1m x 2.68m (10'2" x 8'10")

Window to rear aspect and radiator.

### En-Suite

Fitted with single shower cubicle, wash hand basin, low level WC, heated towel rail and extractor.

### Bedroom Six

3.72m x 4.96m (12'2" x 16'4")

Window to front aspect and radiator.

### En-Suite

Fitted with single shower cubicle, wash hand basin, low level WC, heated towel rail and extractor.

### Outside

Enclosed gravel courtyard with access to street.

### 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.

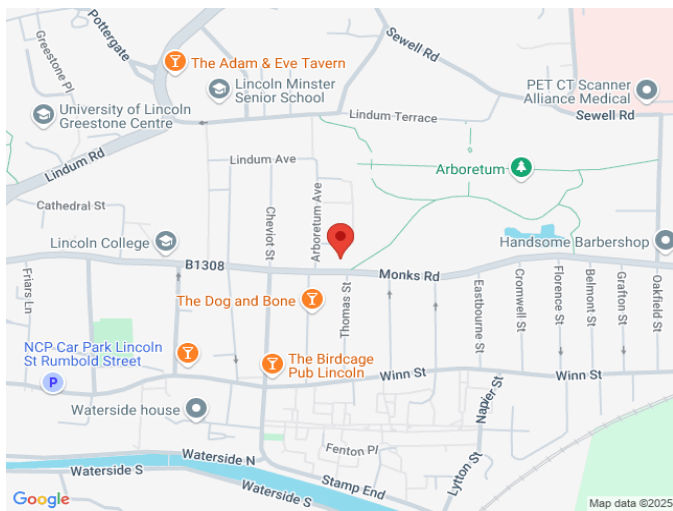
# Floorplan



TOTAL FLOOR AREA : 1780 sq.ft. (165.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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