



53 Nelthorpe Street, Lincoln, LN5 7SJ

Guide Price £215,000

taylor  
ROSS



## 53 Nelthorpe Street

Lincoln, LN5 7SJ

This fully licensed five bedroom HMO generates £26,184 per annum, a 12.2% gross yield. On 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: D

EPC Environmental Impact Rating: D

- Generating an income of £26,184 per annum
- Proven letting history: let every year
- House in Multiple Occupation (HMO)
- City Centre Location
- EPC Rating = D



### Hallway

A useful private hallway which connects the front to the rear of the property.

### Living Room

12' 5" x 12' 0" (3.78m x 3.67m)

A well proportioned reception room with a fireplace as its focal point and a window to the rear aspect. A door leads through to the kitchen.

### Kitchen

16' 9" x 7' 3" (5.11m x 2.20m)

A long galley kitchen with a door to the rear garden, leading through to the bathroom.

### Bathroom One

Bathroom with basin, toilet, wet room style shower and window.

### Bedroom One

13' 8" x 12' 5" (4.17m x 3.78m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair.

### Bedroom Two

12' 9" x 9' 5" (3.88m x 2.87m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair.

### Bedroom Three

11' 9" x 8' 6" (3.57m x 2.59m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair.

### Bedroom Four

11' 8" x 7' 3" (3.55m x 2.20m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair.







### **Bathroom Two**

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

### **Bedroom Five**

11' 9" x 6' 9" (3.57m x 2.07m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair.

### **Garden**

A low maintenance rear yard with a seating area.

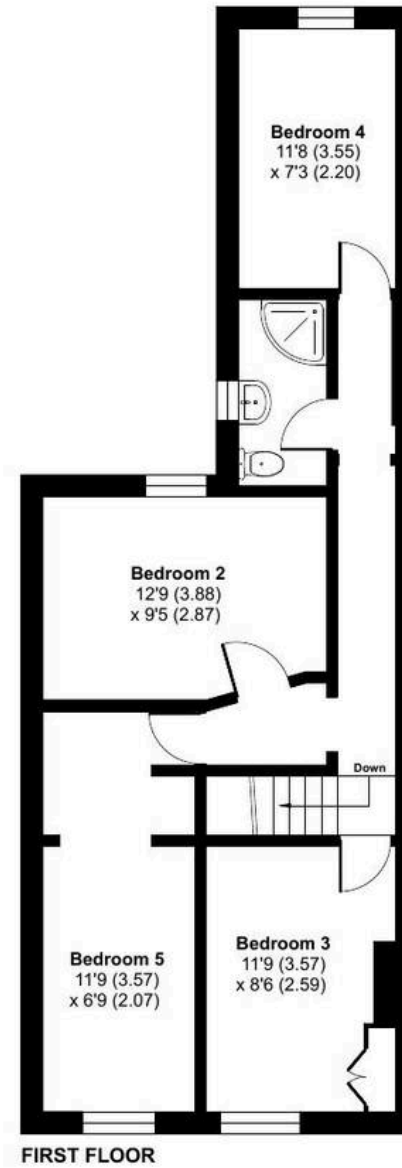
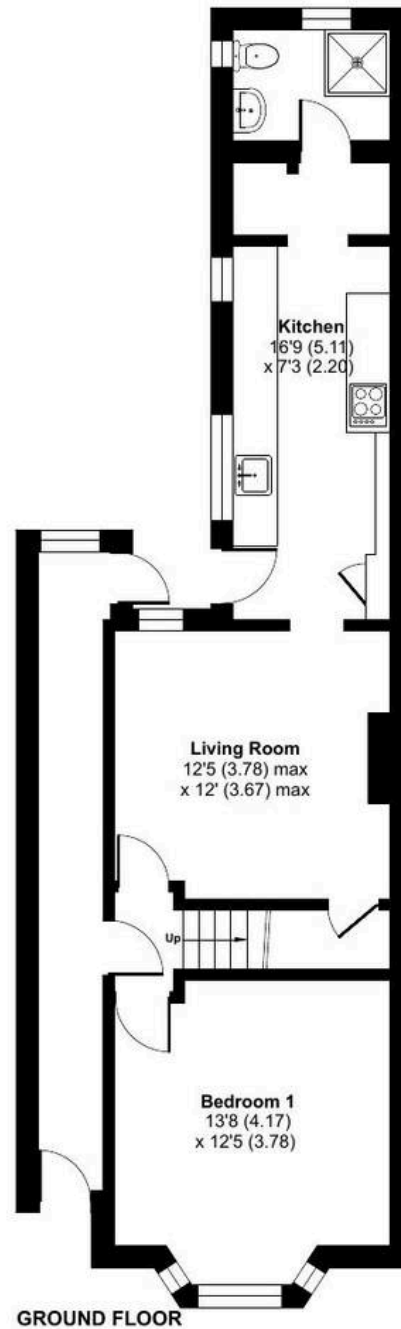




# Nelthorpe Street, Lincoln, LN5

Approximate Area = 1242 sq ft / 115.3 sq m

For identification only - Not to scale





## Taylor Ross

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