



3 Howard Street, Lincoln, LN1 1SB **Guide Price: £200,000 (£900 + VAT Buyers Fee)**

Description

An outstanding investment opportunity in the heart of Lincoln's thriving student rental market, this article 4 compliant 4 bedroom, one bathroom HMO offers very well-presented accommodation ideally positioned for access to Lincoln University, amenities and transport links.

The property was taken back to brick and extensively refurbished to a very high standard and thoughtfully configured to maximise rental income, with generously proportioned bedrooms and a high quality bathroom providing modern and convenient living for student tenants. A spacious communal kitchen and living area creates an attractive social hub, whilst maintaining the privacy and independence increasingly sought by today's student market.

The property is let to four students at £28,305 per annum on a 51 week contract which commenced 11/07/26 to 03/07/27. A copy of the tenancy agreement is available from the agents.

Directions

Enter Lincoln on the A57 Carholme Road and then turn left onto Hewson Road. Then turn right onto Howard Street where the property can be found on the left.

<https://what3words.com/motor.solo.error>

Services

We understand the property has mains water, electric, gas and main sewer connections. It was also fitted with CAT 5 cabling as part of the refurbishment works.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the auctioneers 01522 504360

Completion Date

10% deposit and up to 8 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please call us on 01522 504360 or lincolnpropertyauctions@brown-co.com

Solicitors

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.

