



3 Ely Street, Lincoln, LN1 1LT **Guide Price: £325,000 (£900 + VAT Buyers Fee)**

Description

An outstanding investment opportunity in the heart of Lincoln's thriving student rental market, this substantial six-bedroom, six-bathroom article 4 compliant HMO offers 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 each generously proportioned bedroom benefiting from its own private en-suite 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 has been consistently let during our clients ownership and the 25/26 yearly rent was £44,880 which ceased on the 20th July 2026. The property is now for sale with vacant possession to allow the next owner the choice of how they wish to use the property going forward.

Directions

Enter Lincoln on the A57 Carholme Road and then turn left onto Hewson Road. Then turn right onto West Parade and left onto Hampton Street. Then turn left onto Richmond Road which leads into Albert Crescent. Finally turn left onto Ely Street and the property is on your left.

<https://what3words.com/ranged.unwanted.race>

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 contact us on 01522 504360 or lincolnpropertyauctions@brown-co.com

Solicitors

Chloe Kelsey
Adie Pepperdine
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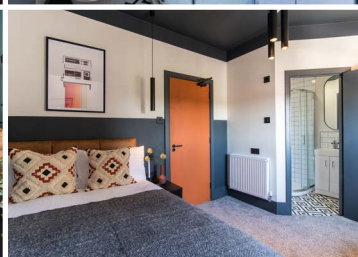
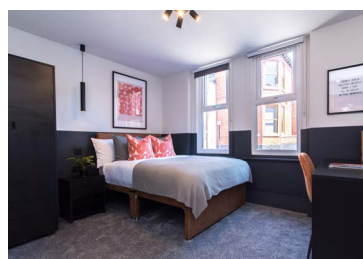
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Agent

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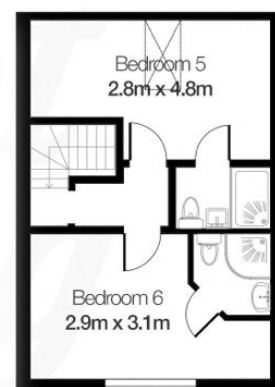




Ground Floor
APPROX FLOOR AREA
50.6M SQ.



First Floor
APPROX FLOOR AREA
45.0M SQ.



Second Floor
APPROX FLOOR AREA
33.9M SQ.