



44 Richmond Road

Lincoln, LN1 1LQ



Book a Viewing!

£280,000

INVESTMENT OPPORTUNITY – 5 BEDROOM HMO - An excellent investment opportunity to purchase a five bedroom mid-terrace house, currently let on a multi-room basis with tenants in place until July 2027. The property generates an income of approximately £31,750 per annum (including bills), offering a gross yield of 11.34%. Situated just a short walk from Lincoln University and the City Centre, the property has accommodation briefly comprising of Entrance Hall, a Communal Lounge, spacious Kitchen/Dining Room, rear Lobby, two Shower Rooms, separate WC, and five Bedrooms. Outside there is an enclosed low maintenance rear garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.



LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ACCOMMODATION

HALL

With staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

LOUNGE

12' 8" x 12' 2" (3.87m x 3.72m) With double glazed bay window to the front aspect and radiator.

KITCHEN/DINER

23' 1" x 9' 11" (7.06m x 3.03m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan, stainless steel sink with side drainer and mixer tap, spaces for washing machine, tumble dryer, two fridges and two freezers, tiled splashbacks, two double glazed windows to the side aspect and radiator.

REAR PORCH

With door to the garden.

SHOWER ROOM

With shower cubicle, pedestal wash hand basin and wall mounted gas fired central heating boiler, radiator and window.

SEPARATE WC

With close coupled WC, wall mounted wash handbasin and window to the side aspect.

BEDROOM 1

13' 3" x 10' 9" (4.04m x 3.30m) With double glazed window to the rear aspect and radiator.

FIRST FLOOR LANDING

With staircase to the second floor.

BEDROOM 2

15' 9" x 10' 1" (4.82m x 3.08m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 3

13' 1" x 10' 6" (4.00m x 3.22m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

12' 1" x 10' 6" (3.69m x 3.22m) With double glazed window to the front aspect and radiator.

STUDY

6' 6" x 6' 2" (2.00m x 1.90m) With double glazed window to the front aspect, under stairs storage cupboard and radiator.

SHOWER ROOM

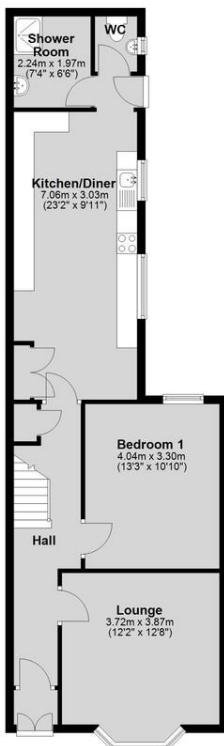
With shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

SECOND FLOOR LANDING





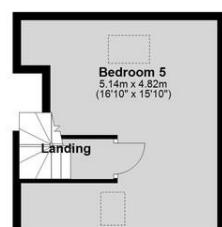
Ground Floor
Approx. 68.9 sq. metres (741.8 sq. feet)



First Floor
Approx. 62.3 sq. metres (670.6 sq. feet)



Second Floor
Approx. 23.8 sq. metres (256.0 sq. feet)



Total area: approx. 155.0 sq. metres (1668.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

BEDROOM 5

16' 10 (max)" x 15' 9 (max)" (5.13m x 4.8m) With two Velux windows and radiator.

OUTSIDE

To the front of the property is a paved garden behind low level wall. To the rear of the property is an enclosed low maintenance garden.

WEBSITE

Our detailed web site shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

REFERRED FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWHL, J Walker and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.