



Boultham Avenue, Lincoln

 6  3  1

Freehold

£270,000



Key Features

- Six Bedroom HMO
- Gross Income £34000*
- Three Bathrooms
- Modern Kitchen
- NO ONWARD CHAIN
- Professional Tenants Fully In Situ
- EPC Rating C





**** Six Bedroom HMO **** An excellent investment opportunity situated on the sought after Boultham Avenue in Lincoln. This well positioned SIX BEDROOM House in Multiple Occupation (HMO) offers an attractive opportunity for investors seeking an established income generating property.

Ideally located within walking distance of a range of local amenities, including shops, supermarkets, cafes, public transport links and recreational facilities. The property is well suited to the local rental market. Lincoln city centre and the University of Lincoln are also within easy reach. All six bedrooms are currently fully let, generating a gross rental income of approximately £34,000 per annum.

The accommodation on offer comprises Entrance Hall, Open Plan Kitchen Living Room, Two Bedrooms and Shower Room to the Ground Floor. To the first floor there are a further Three Bedrooms, WC and Shower Room. To the second floor there is an another Bedroom. Externally the property offers an enclosed lawned garden with spacious patio. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.



Entrance Hall

With the entrance door to the side aspect, access to storage and stairs rising to the first floor.

Bedroom One

13'4" x 11'9" (4.1m x 3.6m)

With a bay window to the front aspect and radiator.

Lounge

11'7" x 11'7" (3.5m x 3.5m)

With french doors to the rear aspect leading to the enclosed rear garden and radiator.

Kitchen

22'1" x 7'7" (6.7m x 2.3m)

With a window to the side aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, gas hob and electric oven, extractor and space and plumbing for a washing machine.

Shower Room

With a window to the side aspect, fitted with a low level wc, wash hand basin and shower.

Bedroom Two

14'4" x 6'6" (4.4m x 2m)

With a window to the side aspect and radiator.

First Floor Landing

With stairs to the ground floor and rising to the second floor.

Bedroom Three

15'2" x 8'3" (4.6m x 2.5m)

With a window to the front aspect and radiator.

Bedroom Four

11'9" x 7'2" (3.6m x 2.2m)

With a window to the rear aspect and radiator.

Bedroom Five

11'9" x 7'3" (3.6m x 2.2m)

With a window to the rear aspect and radiator.

WC

Fitted with a low level wc and wash hand basin.

Shower Room

Fitted with a low level wc, wash hand basin and shower.

Bedroom Six

17'0" x 15'2" (5.2m x 4.6m)

With windows to the rear aspect and radiator.

Outside

To the rear of the property there is an enclosed lawned garden with spacious patio.

Agents Note

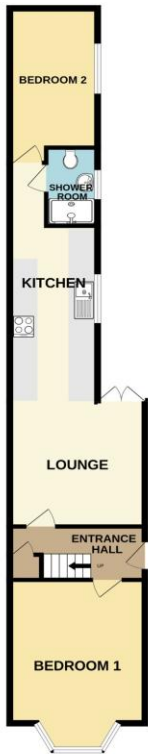
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Floorplan

GROUND FLOOR
643 sq. ft. (59.5 sq.m.) approx.



1ST FLOOR
454 sq. ft. (42.2 sq.m.) approx.

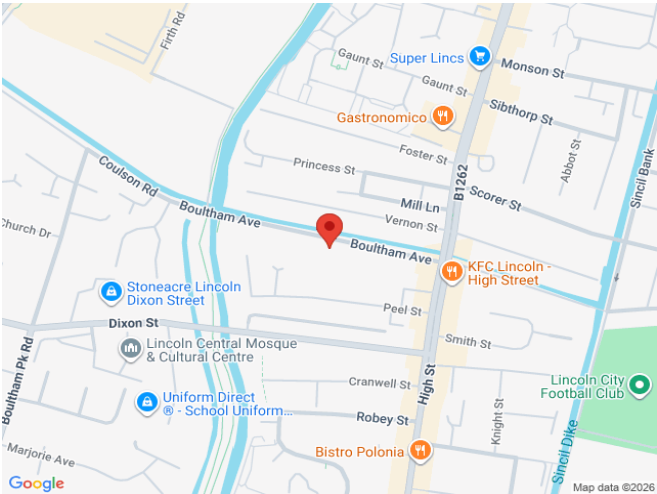


2ND FLOOR
258 sq. ft. (23.9 sq.m.) approx.



FLOORPLAN
TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 for 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.
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

