



74 Newland Street West

Lincoln, LN1 1PH



Book a Viewing!

£130,000

CURRENTLY VACANT - INVESTMENT & RESIDENTIAL OPPORTUNITY – THREE BEDROOM EX-HMO PROPERTY

An excellent opportunity to acquire a highly sought-after mid-terraced property in Lincoln's popular West End, ideally positioned within easy walking distance of the University of Lincoln and City Centre. The property is currently vacant and was previously let to students since 2013, producing approximately £17,000 per annum inclusive of bills for the 2025/26 academic year. Currently configured as a three-bedroom HMO and sold with furnished (if required), the property offers an immediate opportunity for an investor to return it to the student rental market, with a Class C4 Certificate and a new EICR issued in 2026 and valid for five years for rental use. The property is offered with vacant possession following the tenants' departure in July 2026. Alternatively, for a residential purchaser, the accommodation could readily be reconfigured to create an attractive two bedroom, two reception room home.



SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — A.

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

LOUNGE

12' 1" x 10' 8" (3.70m x 3.26m) With staircase to the first floor, storage cupboard, tiled flooring and radiator.

KITCHEN

10' 2" x 8' 2" (3.10m x 2.51m) With a range of wall, base units and drawers with work surfaces over, electric oven and hob with extractor fan, stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, space for fridge freezer and dishwasher, tiled splash-backs, tiled flooring and double glazed window to the side aspect.

UTILITY AREA

With storage cupboard, space for washing machine, tiled floor and entrance door.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled flooring, radiator and double glazed window to the side aspect.

BEDROOM

12' 1" x 10' 8" (3.69m x 3.26m) With double glazed window to the front aspect and radiator.

FIRST FLOOR LANDING

With double glazed window to the rear aspect.

BEDROOM

12' 9" x 12' 1" (3.90m x 3.69m) With double glazed window to the front aspect, spotlights and radiator.

BEDROOM

12' 1" x 7' 6" (3.69m x 2.30m) With double glazed window to the rear aspect, spotlights and radiator.

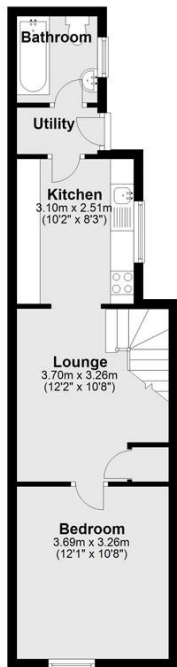
OUTSIDE

To the rear of the property is an enclosed rear yard with outbuilding.

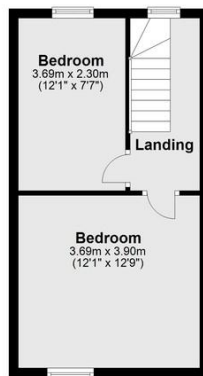




Ground Floor
Approx. 37.7 sq. metres (408.1 sq. feet)



First Floor
Approx. 29.1 sq. metres (313.7 sq. feet)



Total area: approx. 66.9 sq. metres (719.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

WEBSITE

Our detailed website 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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein 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 are 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.

