

## 18 HEWSON ROAD LINCOLN, LNI IRX

**£285,000**  
**FREEHOLD**

This is a substantial three storey city residence (GIFA 1,621 ft<sup>2</sup> / 150.7 m<sup>2</sup>), located in this prime residential West End Street, directly adjoining the delightful open countryside of Lincoln's historic West Common, 250-acres of open green leisure space for city residents to enjoy, located at the western edge of Lincoln's city centre.

This classic period house has been a successful residential investment, a licensed HMO grossing at present £22,040 pa since 2022 (expires December 2027), with five lettable rooms with communal reception, kitchen and ancillary facilities.

The house alternatively could be returned, with refurbishment, to being that wonderful four bedroom city home, standing betwixt both city and country.

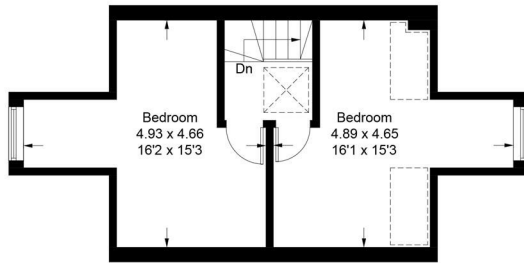
**BELL**

# 18 Hewson Road

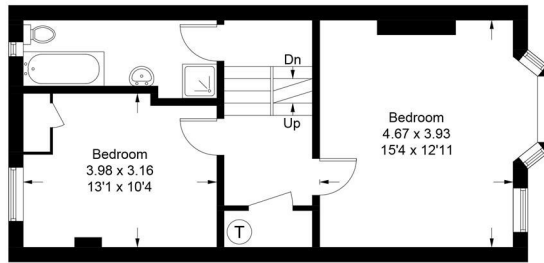
Approximate Gross Internal Area  
 Ground Floor = 68.5 sq m / 737 sq ft  
 First Floor = 47.4 sq m / 510 sq ft  
 Second Floor = 34.8 sq m / 374 sq ft  
 Total = 150.7 sq m / 1621 sq ft



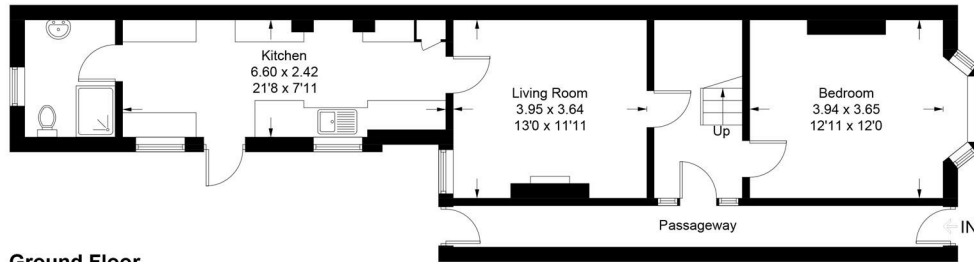
= Reduced headroom below 1.5m / 5'0



Second Floor



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>83</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>55</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

**EPC Rating: D    Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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