

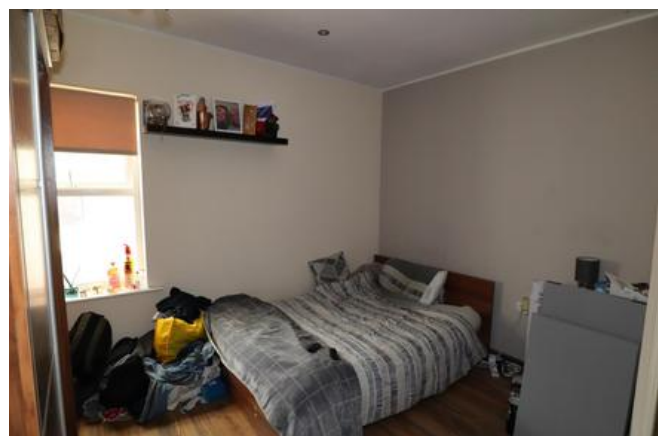
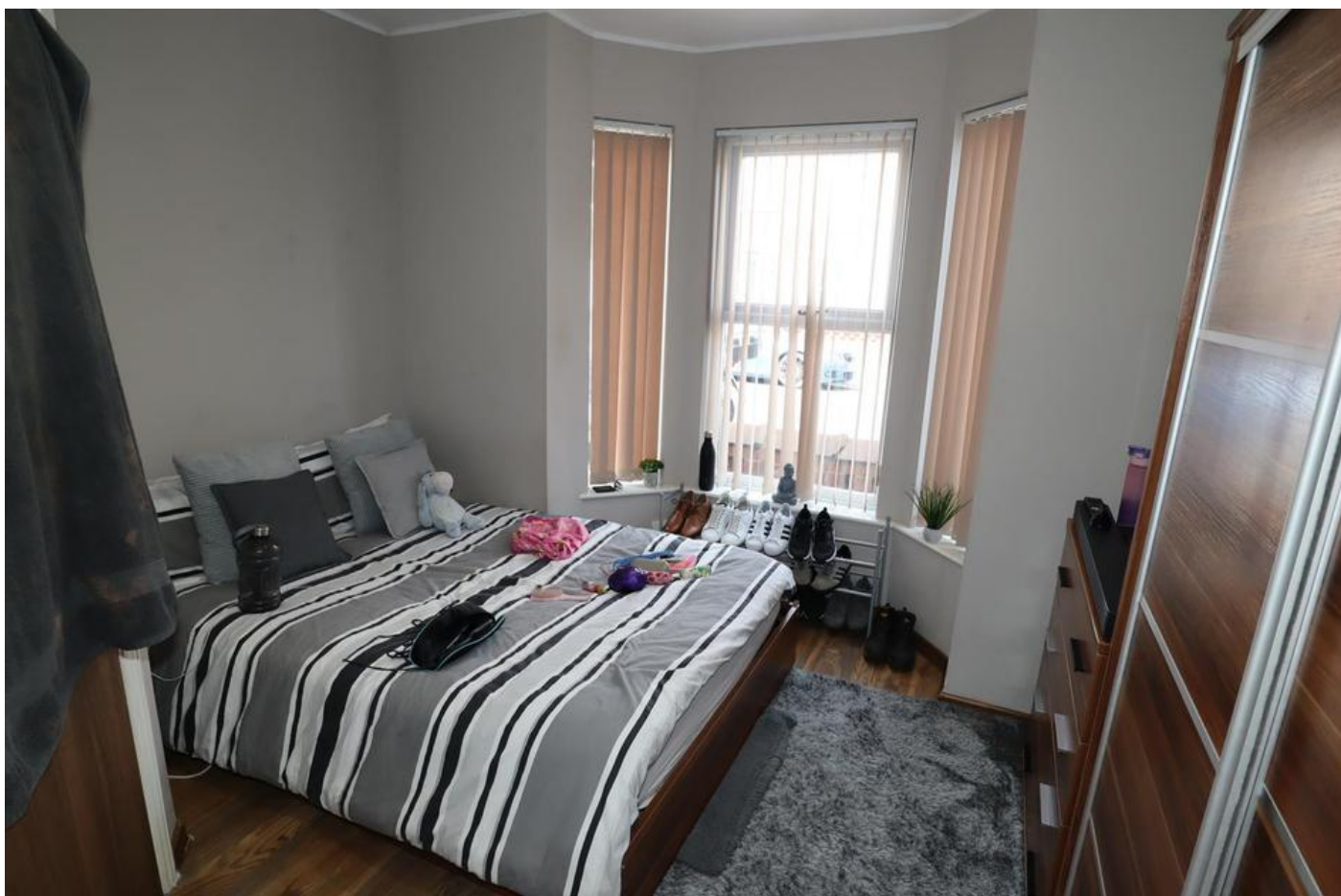


Vere Street, Lincoln



**£199,950**

- Investment Opportunity
- Five En-Suite Bedrooms
- Uphill Location
- Communal Hallway
- Open Plan Kitchen/Diner
- Enclosed Rear Garden
- Freehold
- EPC rating E



**\*\*INVESTMENT OPPORTUNITY\*\*** Five bedroom HMO situated in Uphill Lincoln. This spacious semi detached house is located on Vere Street, just off Newport, to the north side of the city. The property comprises: Communal Entrance Hall, Five bedrooms with En-suite Shower Rooms over two floors and a communal Kitchen/Diner on the second floor. Outside, there is small forecourt and an enclosed garden area to the rear.

### Entrance Hall

Communal Hallway with doors to front and rear and stairs to first floor.

### Room 5 4m x 3.4m (13ft x 11ft)

Bay Window to front elevation and a radiator.

### En Suite To Room 5

With wash basin, W.C, radiator and shower enclosure with fitted shower.

### Room 4 3.4m x 3.4m (11ft x 11ft)

Window to rear and a radiator.



### En Suite To Room 4

With wash basin, W.C, radiator and shower enclosure with fitted shower.

### Room 3 4.6m x 2.4m (15ft x 8ft)

Windows to rear and side elevations and a radiator.

### En Suite To Room 3

With wash basin, W.C, radiator and shower enclosure with fitted shower.

### First Floor Landing

With access to rooms 1 and 2 and stairs to second floor.

### Room 2 4.6m x 2.4m (15ft x 8ft)

Two windows to front elevation and a radiator.

### En Suite To Bedroom 2

With wash basin, W.C, radiator and shower enclosure with fitted shower.

### Room 1 4.6m x 3.7m (15ft x 12ft)

Two windows to rear elevation and a radiator.

### En Suite To Room 1

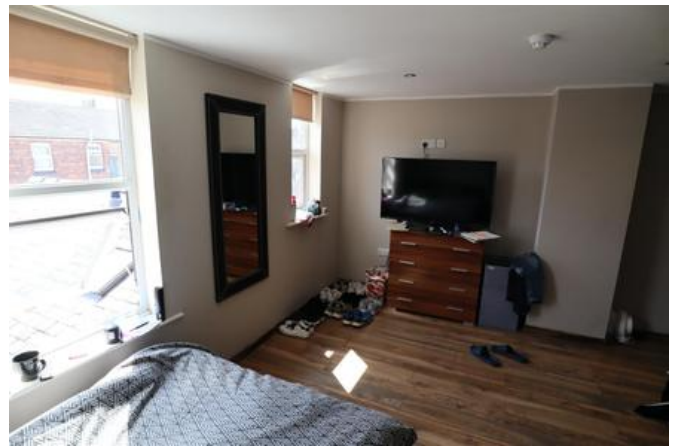
With wash basin, W.C, radiator and shower enclosure with fitted shower.

### Kitchen Diner 4.6m x 4m (15ft x 13ft)

Two Velux windows to rear, a range of base and eye level units with built-in oven, hob and hood, inset sink unit and seating area.

### Outside

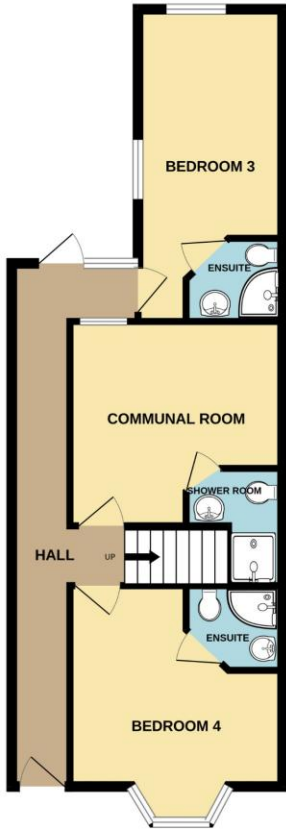
There is a small forecourt area to the front and an enclosed garden area to the rear.



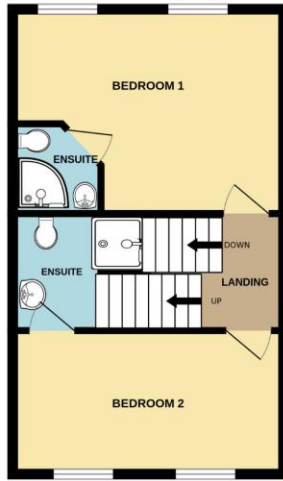
### Agent Notes

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.

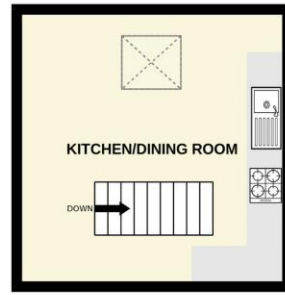
GROUND FLOOR



1ST FLOOR



2ND FLOOR



VERE STREET, LINCOLN, LN1 3EF

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 by 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 ©2023

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 52   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk