



6 Sausthorpe Street

Lincoln, LN5 7XN



Book a Viewing!

£125,000

Fully let student investment with income secured until the end of the 2026/27 academic year. A three bedroom mid terraced HMO property arranged to provide two lettable rooms, offering a ready-made investment opportunity with practical accommodation and low maintenance outside space. The accommodation comprises of an entrance hallway, lounge, dining room, kitchen, two double bedrooms, a further dressing room/bedroom three and a bathroom.



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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 Lincoln Bishop University.



HMO INVESTMENT

Fully let HMO investment with tenancy secured until the end of academic year 2026/27.

Fully managed Income:

2025/26 - £13,515 per annum (10.8% yield based on asking price)

2026/27 - £15,810 per annum (12.65% yield based on asking price)

ACCOMMODATION

ENTRANCE HALL

Accessed via a private passageway with stairs rising to the first floor landing.

LOUNGE

A reception room with UPVC window, laminate flooring and radiator.

DINING ROOM

A second reception room with UPVC window, laminate flooring, radiator and understairs storage cupboard.

KITCHEN

Modern fitted kitchen with a range of wall and base units, sink unit with side drainer, electric hob and oven with extractor over, wall mounted combi boiler and UPVC window and door to the rear yard.



FIRST FLOOR LANDING

Providing access to two double bedrooms and a further room leading to the bathroom.

BEDROOM 1

Front facing double bedroom with UPVC window, radiator and overstairs storage cupboard.

BEDROOM 2

Rear facing double bedroom with UPVC window and radiator.

DRESSING ROOM/BEDROOM 3

A flexible additional room currently used as a dressing room, providing access to the bathroom.



BATHROOM

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin with vanity storage, finished with mermaid boarding, radiator and UPVC window.

OUTSIDE

Low maintenance rear yard accessed via the kitchen or shared passageway with on street permit parking available.





WEBSITE

Our detailed website show 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

SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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.

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.

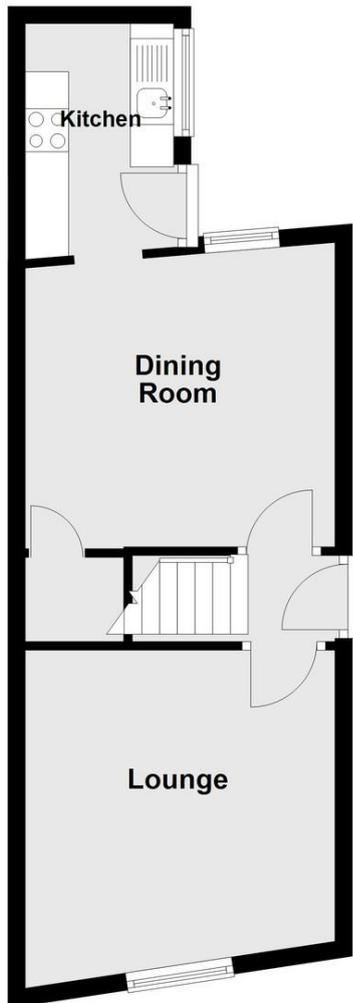
GENERAL

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:

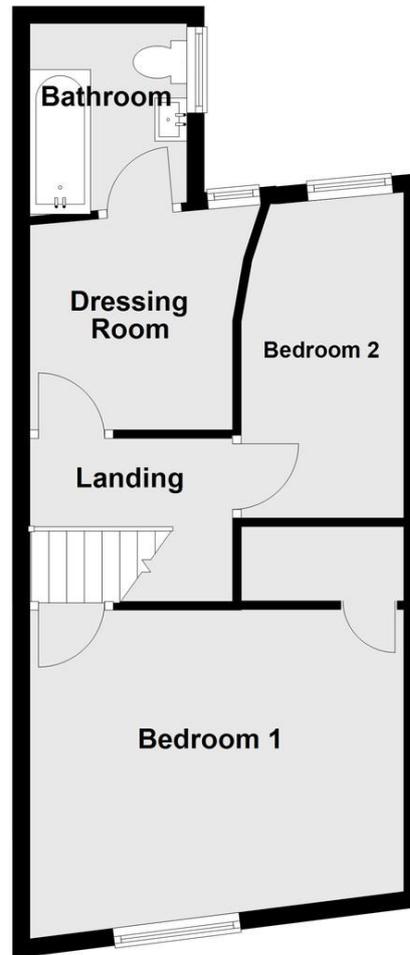
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 a not verified.

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Ground Floor



First Floor



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22 King Street
Southwell
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46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

