



St. Andrews Street, Lincoln



**£220,000**

- Fully Licensed HMO
- Six Bedrooms
- Mid-Terrace House
- Gross Income £30,600
- Two Bathrooms
- Popular Location
- Freehold
- EPC rating D



This SIX BEDROOM HMO is fully licensed generating approximately £30,600 per annum. It is perfectly located in the sought after area of Sincil Bank. Ideal for students attending Lincoln University or Lincoln Collage.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen, Shower Room and Bedroom to the ground floor. To the first floor there are Three Bedrooms and Shower Room and to the second floor there are a further Two Bedrooms. Outside the property there is a courtyard garden.

### Entrance Hall

External door to side aspect and stairs to first floor.

### Bedroom Six

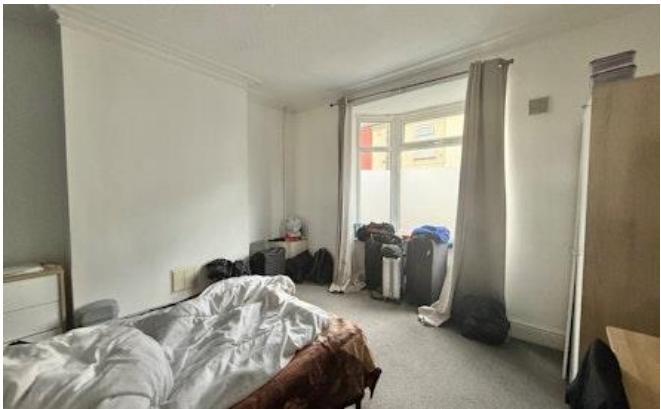
12'4" x 13'1" (3.8m x 4m)

Bay window to front aspect and radiator.

### Living Room

12'4" x 12'1" (3.8m x 3.7m)

Window to rear aspect and radiator.



## Kitchen

6'5" x 14'7" (2m x 4.4m)

External door and window to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, four burner gas hob with extractor over, space and plumbing for both dishwasher and washing machine and space for fridge freezer.

## Shower Room

6'5" x 7'5" (2m x 2.3m)

Windows to side aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.

## Landing

Access to second floor and storage cupboard.

## Bedroom Three

9'5" x 9'1" (2.9m x 2.8m)

Window to front aspect and radiator.

## Bedroom Four

6'0" x 12'1" (1.8m x 3.7m)

Window to front aspect and radiator.

## Bedroom Five

8'5" x 12'1" (2.6m x 3.7m)

Window to front aspect and radiator.

## Shower Room

Window to side aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.

## Bedroom One

2.65m x 4.15m (8'8" x 13'7")

Window to rear aspect and radiator.



## Bedroom Two

2.64m x 3.08m (8'8" x 10'1")

Window to front aspect and radiator.

## Outside

To the rear of the property there is a patioed and gravel courtyard.

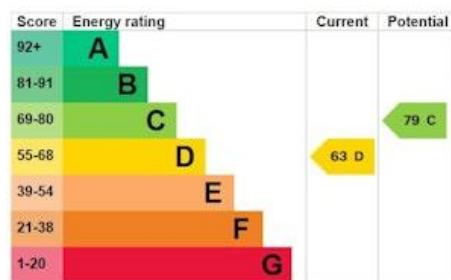
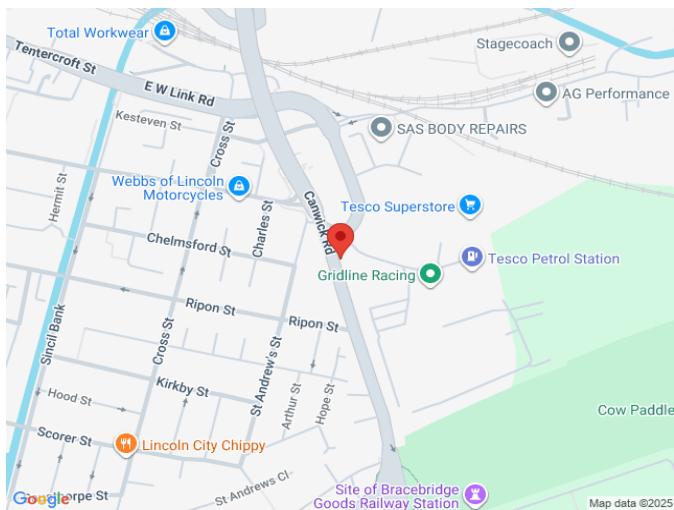
## Agents Note

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## Floorplan



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 only. No responsibility is taken for any error, omission or misdescription contained within these particulars only and should be relied upon only by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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