



Hood Street, Lincoln



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£200,000

- Mid-Terrace HMO House
- Three Bedrooms
- Recently Refurbished
- Let Agreed 2026/2027 Academic Year
- Gross Income £21000*
- NO ONWARD CHAIN
- Freehold
- EPC rating D



Well presented HMO THREE BEDROOM Mid-Terrace House located in the sought after area of Sincil Bank. The property is fully let for the academic year of 25/26 and 26/27 grossing £21,000 per annum. The property has recently been renovated and benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

Perfectly positioned within walking distance of the University, City Centre and a host of amenities including shops, doctors and Hospital.

The accommodation comprises Entrance Hall, Lounge Diner, Kitchen, Bathroom and Bedroom to the ground floor. To the first floor there are a further Two Bedrooms and Shower Room. Externally the property offers a enclosed rear courtyard garden.



Entrance Hall

With stairs to the first floor.

Bedroom One 11'2" x 11'2" (3.4m x 3.4m)

With a window to the front aspect and radiator.

Living Room 12'6" x 11'2" (3.8m x 3.4m)

With a window to the rear aspect, decorative fireplace and radiator.

Kitchen 11'6" x 6'7" (3.5m x 2m)

With a window to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor over, fitted washing machine, tumble dryer, fridge freezer and door leading to the rear garden.

Lobby

With a window to the side aspect. Fitted with a range of base units with worktops over.

Bathroom

With a window to the side aspect, low level wc, wash hand basin panelled bath with shower over and radiator.

Landing

With stairs to the ground floor.

Bedroom Two 10'0" x 10'0" (3m x 3m)

With a window to the front aspect, access to storage cupboard and radiator.

Bedroom Three 13'5" x 7'2" (4.1m x 2.2m)

With two windows to rear aspect and radiator.

Shower Room

Fitted with corner shower unit, low level WC, wash hand basin, radiator and extractor.

Outside

To the front of the property is the entrance door accessed by a shared passageway.

To the rear of the property is an enclosed low maintenance garden.

Agents Note

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Floor Plan 1
1st Floor (1st Floor)



Floor Plan 2
2nd Floor (2nd Floor)



ROOM SCHEDULE LIST FOR

TOTAL FLOOR AREA: 800 sq ft, 30'0" square approx.
 This plan is a general guide only and does not represent a final design. It is intended to provide a general overview of the proposed layout and is subject to change without notice. The actual layout may vary from the plan shown. The plan is not to be used for construction purposes. It is intended for informational purposes only. © 2023 Newton Fallowell. All rights reserved.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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