



- Four Bedroom HMO Property
- Currently Tenanted For 26/27
- Annual Income Of Approx £17,595
- Three Rooms At £115 Per Week For 51 Weeks

- Annual Gross Yield Of 10.35%
- Immaculate Condition Throughout
- City Centre Location
- Easy Access To University Of Lincoln

Vernon Street, Lincoln, LN5 7QR
£170,000





Starkey&Brown are delighted to offer for sale with no onward chain this immaculate four-bedroom HMO property situated in a city centre location. The property is currently tenanted for the 2026/2027 educational year to three students, each renting a room at £115 per week over a 51-week contract. This generates a total annual rental income of £17,595, representing an annual gross yield of 10.35% based on the asking price. Maintained in immaculate condition throughout, the property sits in a highly desirable location close to everything Lincoln city centre has to offer. Most importantly for student lets, it sits within a short 10-minute walk to the University of Lincoln, making it a popular choice for tenants. For further details or to arrange a viewing request, please contact Starkey & Brown. Council tax band: A. Freehold.



Entrance Hall

The property is approached via a shared side passageway leading to a private front door entry on the side aspect. The welcoming entrance hall provides direct access into Bedroom One and continues through into the main communal living room.

Bedroom 1

12' 7" x 11' 0" (3.83m x 3.35m)

Located on the ground floor, this spacious double bedroom features a uPVC double-glazed window to the front aspect, a single radiator, and a coved ceiling.

Living Room

12' 1" x 12' 0" (3.68m x 3.65m)

A comfortable communal living space featuring a uPVC double-glazed window looking out to the rear aspect. The room includes a single radiator and a practical understairs storage cupboard, which houses the meters and the consumer unit. From here, an opening leads directly into the kitchen.

Kitchen

5' 10" x 9' 3" (1.78m x 2.82m)

The kitchen is fitted with a matching range of wall and base units overlaid with counter worktops. It includes a four-ring hob with an extractor hood over and an integrated oven below, alongside ample space and plumbing for white goods. The space is filled with natural light via a uPVC double-glazed window to the side aspect, while a uPVC double-glazed door leads out to the side, giving access to the rear garden.

Bathroom

8' 3" x 6' 0" (2.51m x 1.83m)

Accessed via the kitchen, this neatly presented bathroom features a three-piece suite comprising a panelled bath with a shower head attachment over, a low-level WC, and a vanity wash hand basin with integrated storage. The room is completed by a single radiator, a uPVC double-glazed window to the side aspect, and a built-in cupboard housing the gas central heating boiler.

First Floor Landing

Stairs rise from the ground floor to a first-floor landing, which provides independent access to the three remaining bedrooms.

Bedroom 2

13' 9" min x 7' 9" (4.19m x 2.36m)

A well-proportioned bedroom featuring a uPVC double-glazed window to the front aspect and a single radiator.

Bedroom 3

8' 11" x 12' 2" (2.72m x 3.71m)

Another spacious bedroom including a uPVC double-glazed window overlooking the rear aspect and a single radiator.

Bedroom 4

8' 1" x 11' 11" (2.46m x 3.63m)

The final bedroom is equipped with a uPVC double-glazed window to the front aspect and a single radiator.

Outside Rear

To the rear of the property is a fully enclosed, low-maintenance courtyard garden, which offers a private outdoor space and access to a secure, brick-built outbuilding ideal for storage.

Outside Front

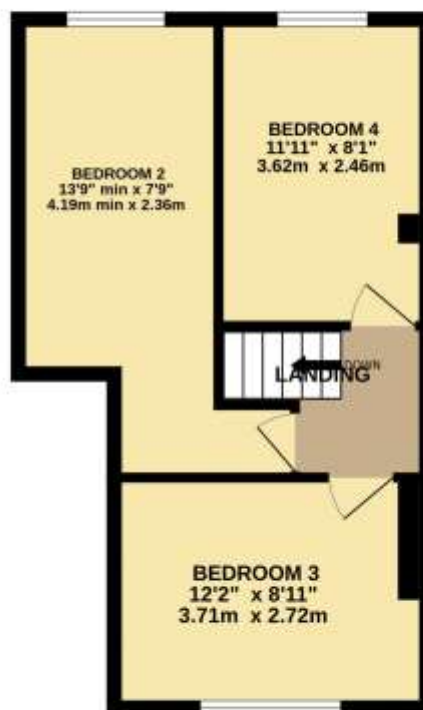
The front of the property features a neat dwarf wall perimeter and offers access to the shared side passageway, which leads round to the main entrance door.



GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

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.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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