



3 Howard Street
Lincoln

BROWN & CO



3 Howard Street, Lincoln, LN1 1SB

An outstanding investment opportunity in the heart of Lincoln's thriving student rental market, this article 4 compliant 4 bedroom, one bathroom HMO offers very well-presented accommodation ideally positioned for access to Lincoln University, amenities and transport links.

The property was taken back to brick and extensively refurbished to a very high standard and thoughtfully configured to maximise rental income, with generously proportioned bedrooms and a high quality bathroom providing modern and convenient living for student tenants.

A spacious communal kitchen and living area creates an attractive social hub, whilst maintaining the privacy and independence increasingly sought by today's student market.

The property is let to four students at £28,305 per annum on a 51 week contract which commenced 11/07/26 to 03/07/27. A copy of the tenancy agreement is available from the agents.



DIRECTIONS

Enter Lincoln on the A57 Carholme Road and then turn left onto Hewson Road. Then turn right onto Howard Street where the property can be found on the left.

<https://what3words.com/motor.solo.error>

SERVICES

We understand the property has mains water, electric, gas and main sewer connections. It was also fitted with CAT 5 cabling as part of the refurbishment works.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK

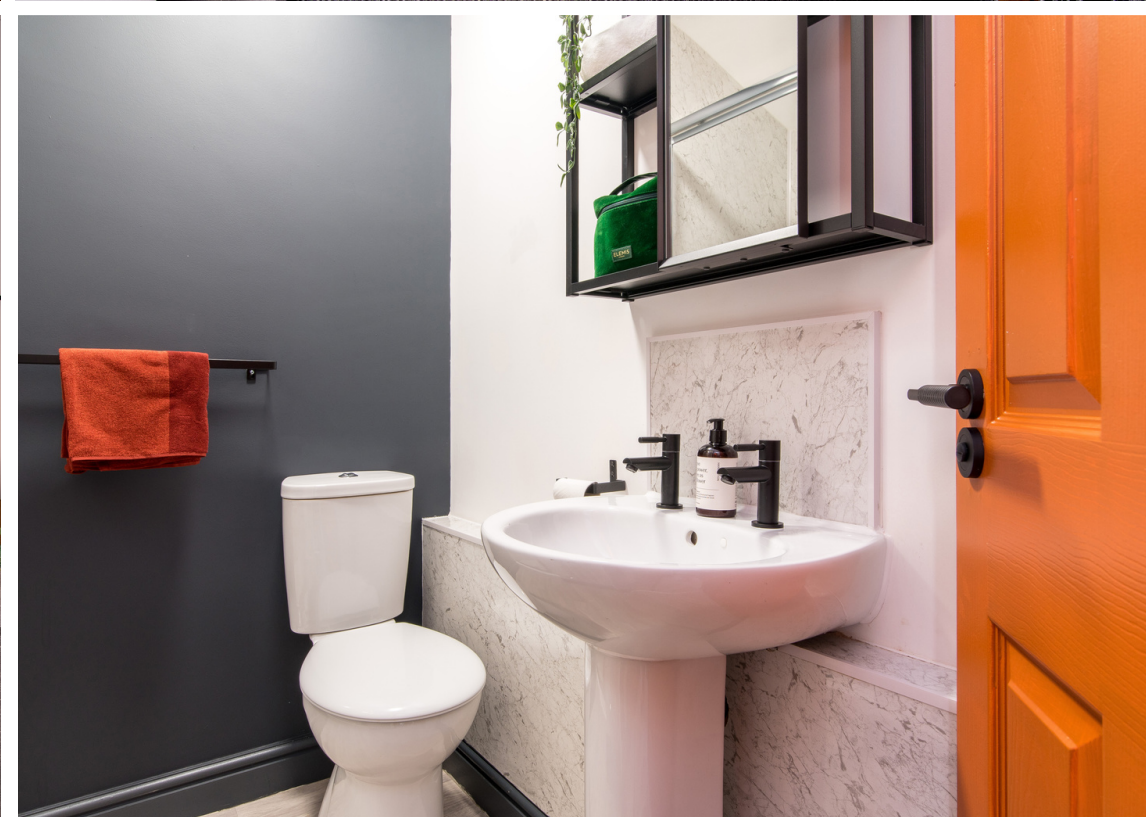
Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Mulhall
01522 504304
lincolnresidential@brown-co.com







Energy performance certificate (EPC)

3, Howard Street LINCOLN LN1 1SB	Energy rating D	Valid until: 12 September 2028
		Certificate number: 0652-2853-6417-9708-1695

Property type	Mid-terrace house
Total floor area	83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

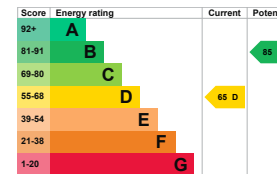
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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