



7 Nelthorpe Street

Lincoln, LN5 7SJ

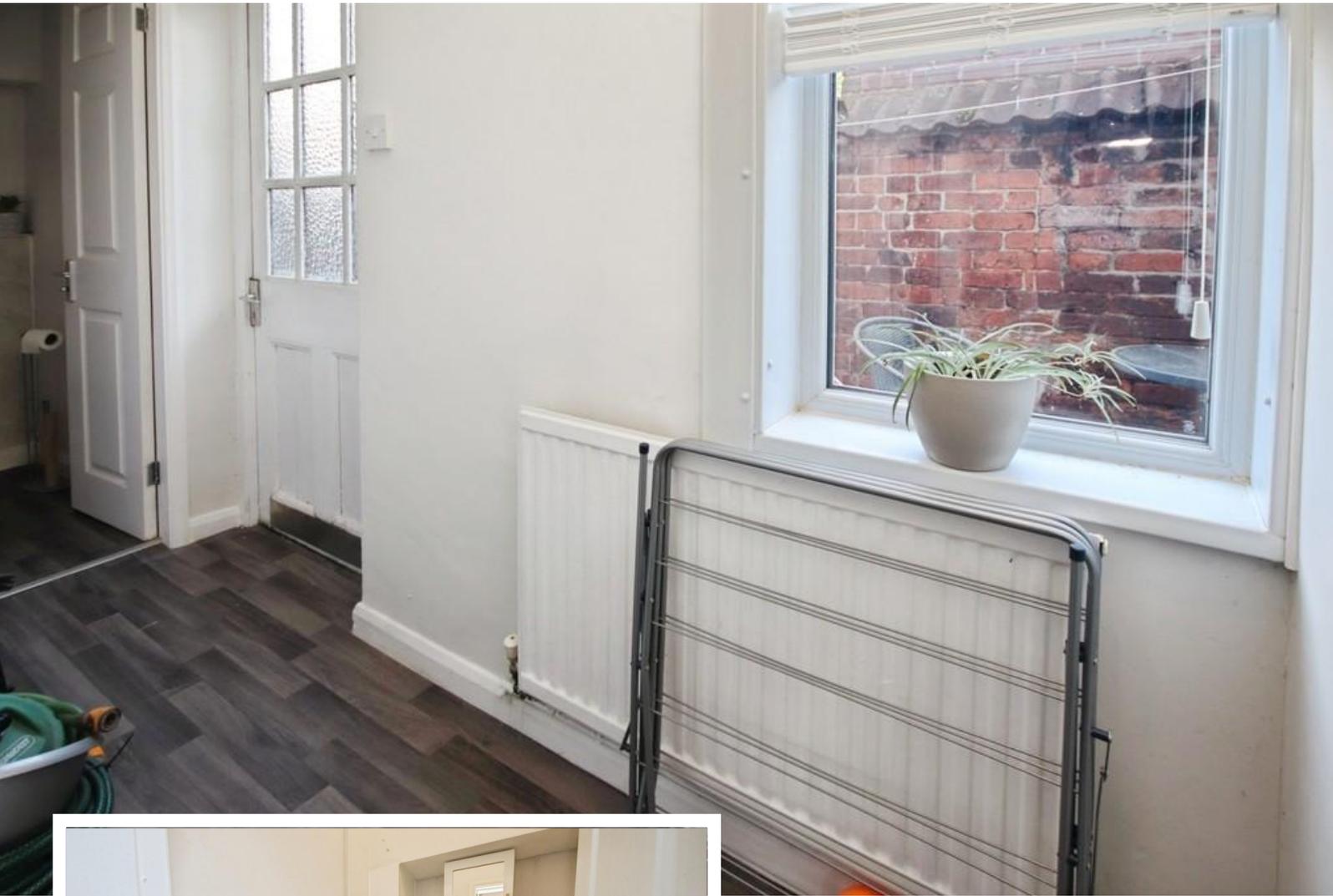


Book a Viewing!

£155,000

Fully let student investment with income secured until the end of the 2026/27 academic year. A Two Bedroom Mid Terraced HMO Property arranged to provide Three lettable Rooms, offering a strong income producing investment located just off Lincoln High Street. The accommodation comprises of an Entrance Hallway, Bedroom One, Lounge, Kitchen, Rear Lobby and downstairs WC. To the First Floor there are Two further Double Bedrooms and a Bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

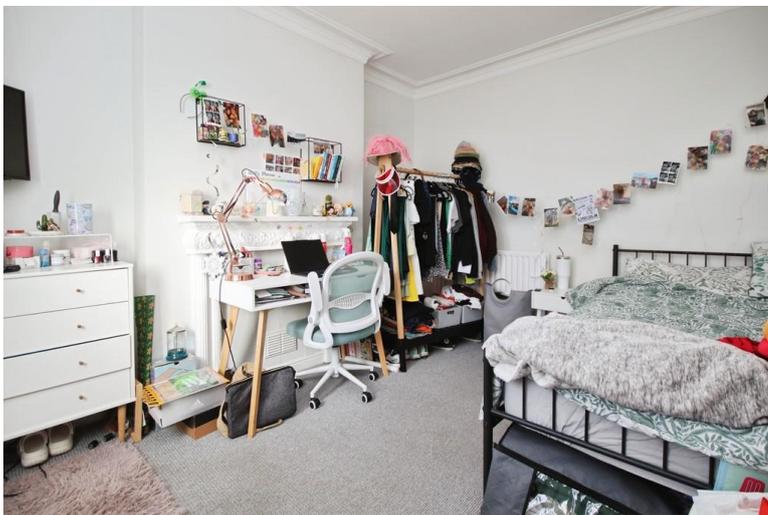
LOCAL AUTHORITY - Lincoln City Council.

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
- Tenancy secured until end of academic year 2026/27
- Fully managed

Income:

- 2025/26: £18,105 per annum (11.67% yield based on asking price)
- 2026/27: £20,910 per annum (13.49% yield based on asking price)

ACCOMMODATION

ENTRANCE HALL

Providing access to the ground floor bedroom, lounge and stairs to the first floor.



BEDROOM 2

11' x 10' 6" (3.35m x 3.2m) Front facing ground floor double bedroom with window and radiator.

LOUNGE

11' 11" x 11' 5" (3.63m x 3.48m) Front facing reception room with radiator, providing access to the rear lobby, kitchen and entrance hallway.

KITCHEN

11' 5 max" x 8' 11" (3.48m x 2.72 m) Modern fitted kitchen with a range of wall and base units, electric hob with extractor over, electric oven, sink with mixer tap, window and access to the rear yard.

REAR LOBBY

With access to the WC and rear yard, understairs storage, window to the rear and radiator.

WC

Fitted with WC and wash hand basin.

FIRST FLOOR LANDING

Providing access to two double bedrooms and the bathroom.



BEDROOM 1

11' 11" x 11' 6" (3.63m x 3.51m) Front facing double bedroom with window and radiator.

BEDROOM 3

9' 11" x 8' 5 max" (3.02m x 2.57 m) Front facing double bedroom with window and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin, window, tiled splashbacks and storage cupboard.



OUTSIDE

Low maintenance rear yard mainly laid to patio slabs, accessed via the kitchen and rear lobby. To the front there is on street resident per mit parking available in the area.



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 Callum 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.

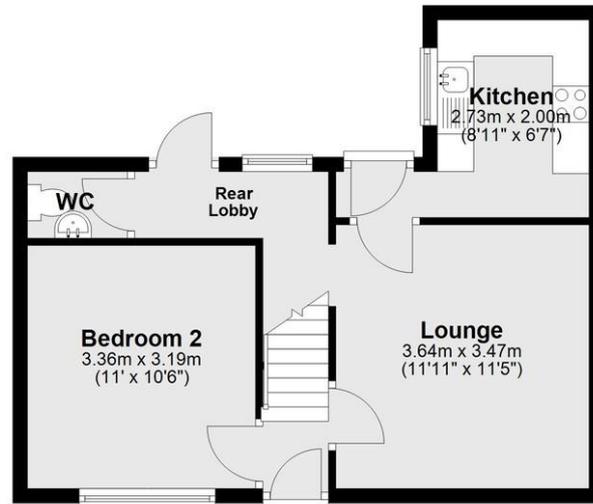
GENERAL

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:

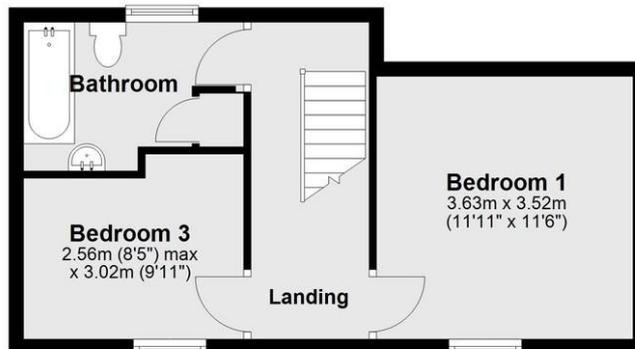
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor



First Floor



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

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.

