



85 Carholme Road, Lincoln, LN1 1RT **Guide Price: £275,000 (£900 + VAT Buyers Fee)**

Description

An outstanding investment opportunity in the heart of Lincoln's thriving student rental market. This substantial five bedroom, two bathroom article 4 compliant HMO offers fully ideally positioned accommodation with great access to Lincoln University, amenities and transport links. The property has a certificate of lawfulness of proposed use or development from Lincoln City Council under application 2021/0549/CLP to add a dormer to the loft space to allow two additional bedrooms and an en-suite shower room.

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 has been consistently let during our clients ownership and is fully let for 2026/27 with the total rent of £30,090 per annum. The AST runs from 21st August 2026 – 13th August 2027 (51 weeks).

Directions

Enter Lincoln on the A57 Carholme Road and proceed until you find the property on your left.

<https://what3words.com/ends.vocab.thin>

Services

We understand the property has mains water, electric, gas and main sewer connections.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the auctioneers 01522 504360

Completion Date

10% deposit and up to 8 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or lincolnpropertyauctions@brown-co.com

Solicitors

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Ground Floor
APPROX FLOOR AREA
74.4 SQ.



First Floor
APPROX FLOOR AREA
71.1M SQ.