



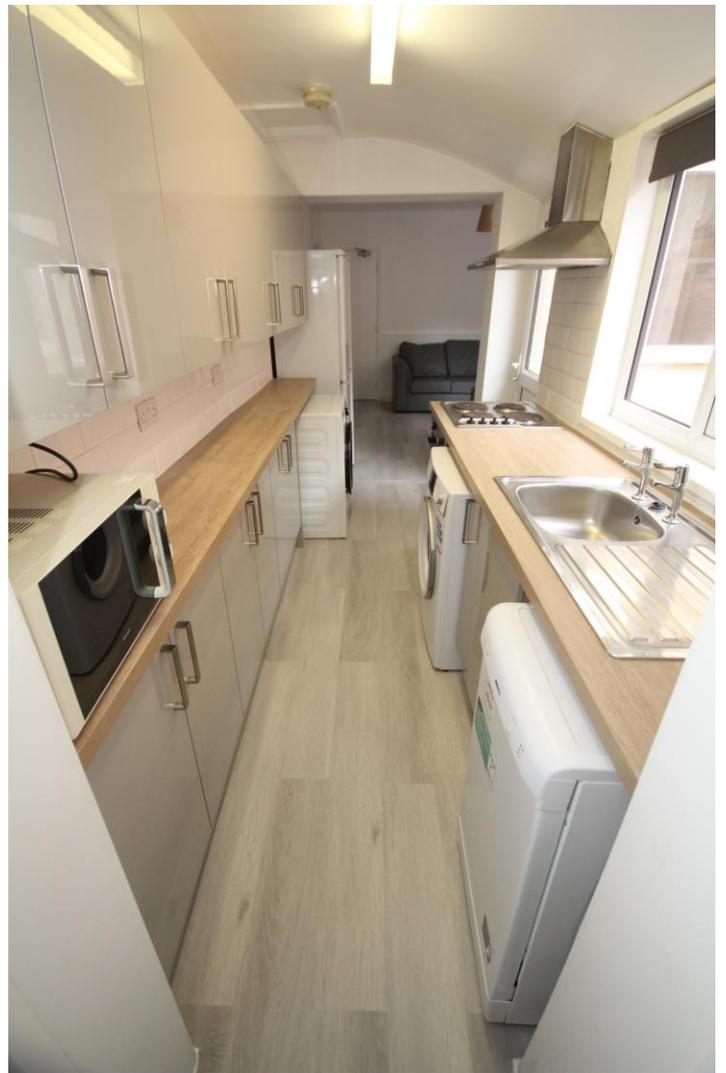
- HMO Investment Property
- Five Bedrooms
- July 25 - June 26 Rent: £27,285
- Current Gross Yield 11.86%

- Three Floors Of Accommodation
- Two Bathrooms
- Managed By Reputable Local Agency
- Proven Track Records Of Full Occupancy

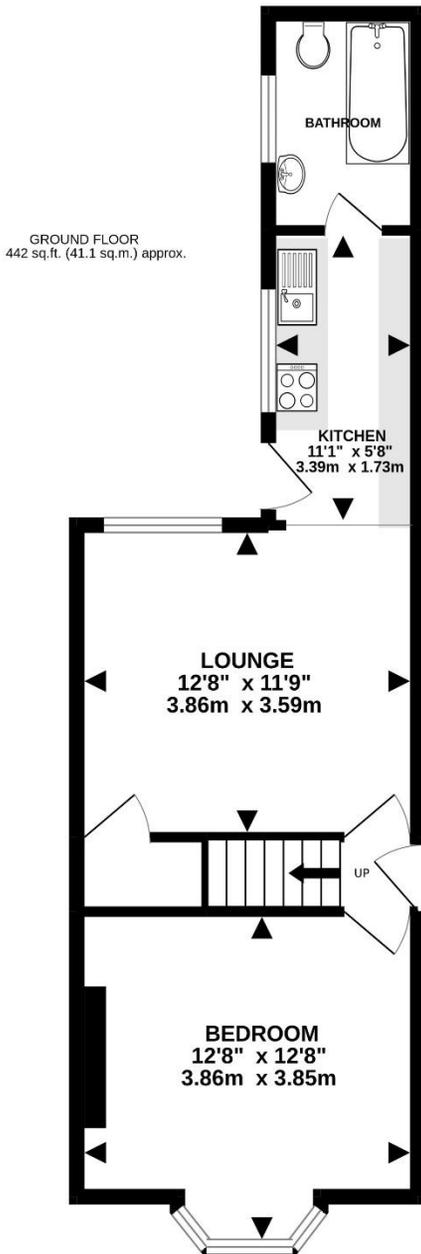
Carholme Road, Lincoln, LN1 1SP  
£230,000



This period terraced HMO in Lincoln's popular West End area offers an impressive 11.86% gross yield. The property features five bedrooms across three floors, with a current yearly income of £27,285 per annum (July 25 - June 26). Well-presented throughout, the interior includes a kitchen, a communal living space, and two bathrooms. Externally, there is a low-maintenance garden. Situated within walking distance of the University of Lincoln, Brayford Marina, and Lincoln's historic landmarks, the property benefits from a proven track record of full occupancy, which a reputable local management agent has carefully maintained. Council tax band: A. Freehold.





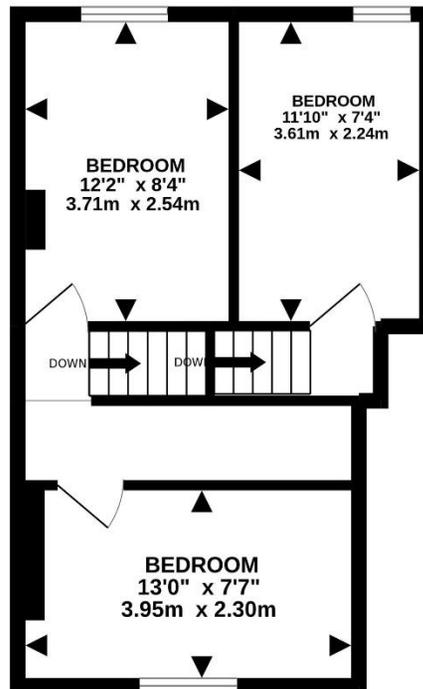


**TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.**

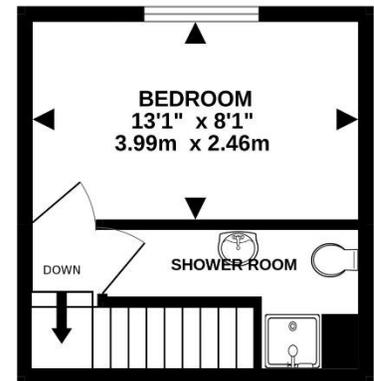
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR  
174 sq.ft. (16.2 sq.m.) approx.



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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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