



1 Gaunt Street

Lincoln, LN5 7PU



Book a Viewing!

£140,000

Fully let student investment with income secured until the end of the 2026/27 academic year. A three bedroom end of terrace HMO property arranged to provide two lettable rooms, offering a strong income-producing investment and located in the popular High Street area. The accommodation comprises of an entrance hallway, lounge, dining room, kitchen, two double bedrooms, third bedroom (currently used as a study/dressing room) and a bathroom.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

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 - £15,045 per annum (10.75% yield based on asking price)

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ENTRANCE HALL

Accessed via a shared passage way, with access to the dining room and lounge.

LOUNGE

11' 2" x 11' 0" (3.4m x 3.35m) With bay window and radiator.

DINING ROOM

12' 4" x 11' 0" (3.76m x 3.35m) With UPVC window, radiator, under stairs storage cupboard and direct access to the Kitchen.

KITCHEN

10' 3" x 6' 0" (3.12m x 1.83m) Fitted with a range of wall and base units, electric oven, hob with extractor over, breakfast bar, stainless steel sink with mixer tap, UPVC window and door to the rear yard and door to rear yard.

BATHROOM

Fitted with a three piece suite comprising of shower cubicle, WC and wash hand basin, tiled walls, chrome radiator, UPVC window, extractor and airing cupboard housing the wall mounted boiler.

FIRST FLOOR LANDING

Providing access to all three bedrooms.

BEDROOM 1

12' 11" x 10' 10" (3.94m x 3.3m) With UPVC window, radiator and over stairs storage cupboard.

BEDROOM 2

11' 2" x 7' 10 max" (3.4m x 2.39m) With UPVC window and radiator.

BEDROOM 3

8' 2" x 7' 9" (2.49m x 2.36m) With radiator and UPVC window currently utilised as a dressing room/study.

OUTSIDE

Low maintenance rear yard accessed via the kitchen or shared passage way with on street permit parking available.

WEBSITE

Our detailed website shows 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

Sills & 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.

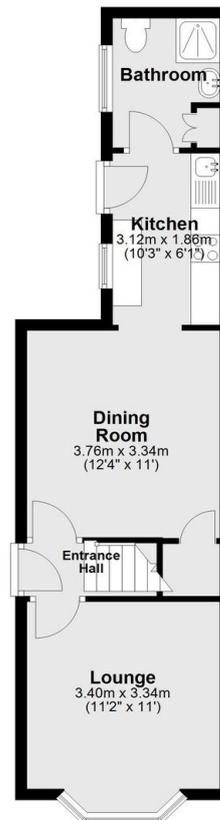
GENERAL

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 the benefit of the vendors (Lessors) for whom they act as Agents give notice that:

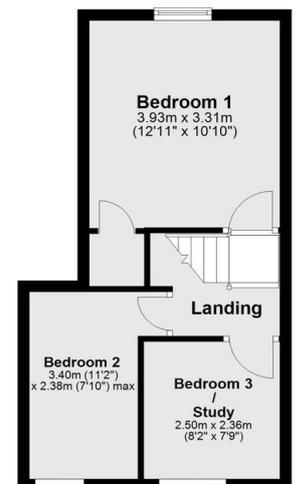
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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Ground Floor



First Floor



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LN8 3EH
01673 847487

22 King Street
Southwell
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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 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.

