



**29 Arthur Street**

Lincoln, LN5 7UH



Book a Viewing!

**£125,000**

Fully let student investment with income secured until the end of the 2026/27 academic year. A two bedroom end terraced HMO property arranged to provide two lettable rooms, offering a straightforward income producing investment in the popular Sindil Bank area. The accommodation comprises of an entrance hallway, lounge, kitchen, utility room and downstairs WC. To the first floor there are two double bedrooms and a bathroom.



## 29 Arthur Street, Lincoln, LN5 7UH

### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A (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 - £14,025 per annum (11.22% yield based on asking price)

2026/27 - £14,025 per annum (11.22% yield based on asking price)

### ENTRANCE HALL

With access to the kitchen, lounge, WC and utility and stairs rising to the first floor landing.

### LOUNGE

12' 3" x 11' 9" (3.73m x 3.58m) Front facing reception room with window and radiator.

### KITCHEN

14' 5 max" x 11' 1 max" (4.39m x 3.38m) Modern fitted kitchen with a range of wall and base units, sink unit with side drainer, window, gas hob, electric oven with extractor over, radiator, laminate flooring, tiled splashbacks and space for a dining table.

### WC

With WC and pedestal wash hand basin.

### UTILITY ROOM

With worktop, plumbing for washing machine, window and frosted UPVC door providing access to the rear yard.

### FIRST FLOOR LANDING

With window and built-in storage cupboard providing access to both bedrooms and the bathroom.

### BEDROOM 1

17' 7 max" x 9' 6" (5.36m x 2.9m) Front facing double bedroom with UPVC double glazed window and radiator.

### BEDROOM 2

11' 8" x 9' 6" (3.56m x 2.9m) Front facing double bedroom with UPVC double glazed window and radiator.

### BATHROOM

Fitted with a three piece suite comprising of a shower cubicle, WC and pedestal wash hand basin, tiled splashbacks and frosted window.

### OUTSIDE

Low maintenance rear yard mainly laid to patio with a shed and outdoor storage cupboard. To the front there is on street resident 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](http://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 Gay 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.

Clearings 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 work out the costs of financing your purchase.

#### NOTE

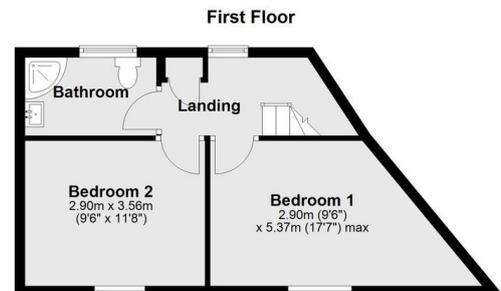
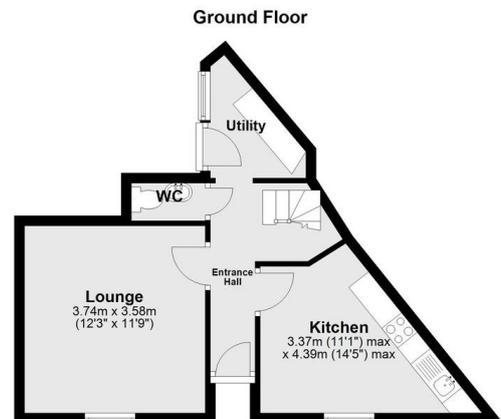
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 or themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline or guide 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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.

