



- HMO Investment Property
- Four Bedrooms
- Annual Tenancy Returns £22,185
- Gross Yield Of 11.99%

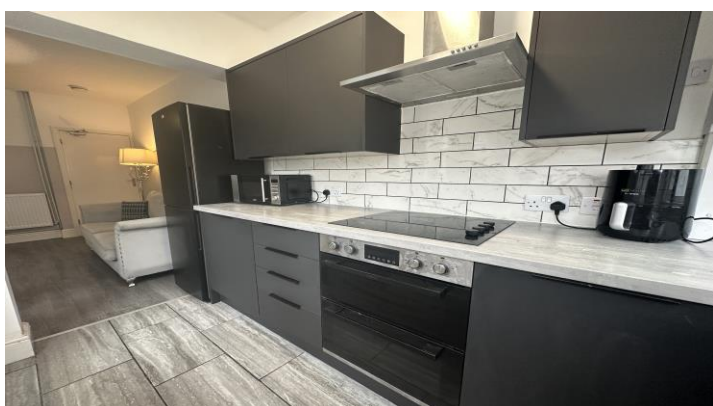
- City Centre Location
- Tenancy 10/8/26 - 02/08/27
- C3 & C4, Flexible Use Confirmed
- No Onward Chain

Florence Street, Lincoln, LN2 5LR
£180,000



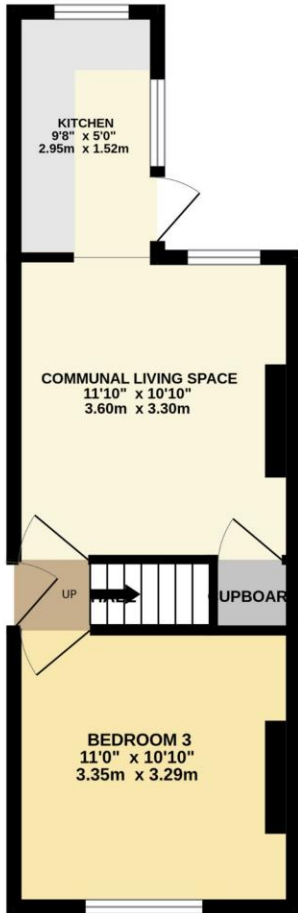


11.99% Gross Yield HMO Investment Property - Located off Lincoln's Monks Road is this 4 bedroom HMO property in good condition throughout with a year long tenancy agreed and beginning in August 2026. The tenancy will return £22,185 for the year and will be managed through Student Housing of Lincoln. The home itself has accommodation over 3 floors, with the ground floor having a bedroom, kitchen and communal living space. The first floor includes two bedrooms and the 3 piece bathroom suite, whilst the final second floor is solely for the final bedroom. Externally, there is a low maintenance garden for easy maintenance. The Monks Road area is a short ten minute walk to Lincoln's main attractions and retail area, whilst the immediate area also has nearby amenities and quick access to Lincoln County Hospital. The property is sold with tenants in situ, for those wanting to purchase the property without a tenant this is only possible subject to the payment of a termination fee to Student Housing. No Onward Chain. EPC Rating D. Council tax band: A. Freehold.

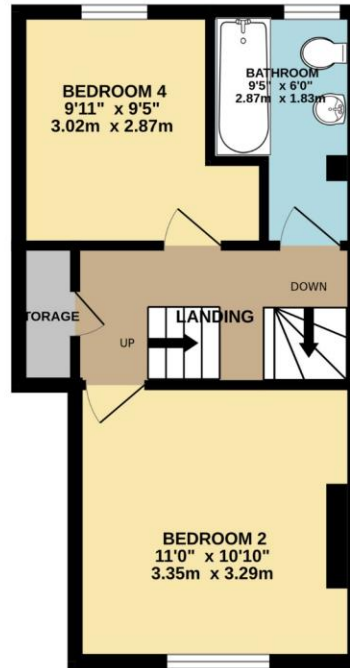




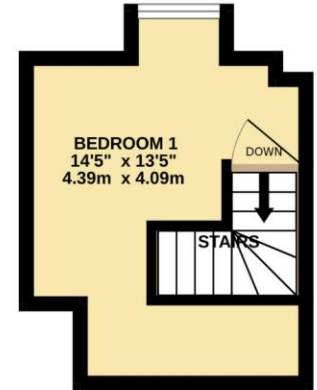
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

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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