



39 Dixon Street, Lincoln, LN5 8AQ

Guide Price £170,000

taylor  
ROSS



## 39 Dixon Street

Lincoln, LN5 8AQ

This four bedroom HMO generates £23,040 per annum, a 13.6% gross yield. On the High Street, a 10 minute walk from the University of Lincoln. Sold with tenancies in place.

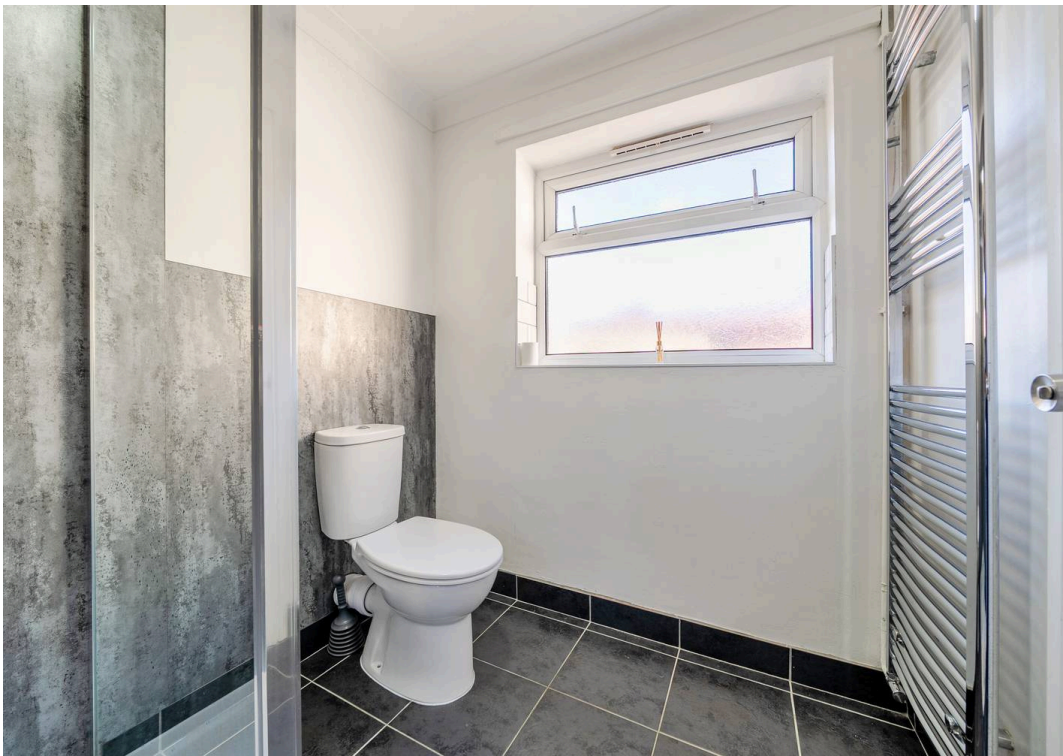
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Generating an income of £23,040 per annum
- House in Multiple Occupation (HMO)
- Proven letting history: let every year
- City Centre Location
- EPC Rating = D



### Hallway

A useful private hallway which connects the front to the rear of the property.

### Living Room

15' 10" x 12' 0" (4.83m x 3.66m)

A reception room with space for both seating and a dining area, with a window to the rear aspect. Leads through to the kitchen.

### Utility

7' 6" x 3' 3" (2.29m x 0.99m)

Utility room with washing machine and boiler.

### Kitchen

10' 4" x 7' 7" (3.16m x 2.31m)

A long galley kitchen with a door to the rear garden, leading through to the utility and bathroom.

### Bathroom

Bathroom with basin, toilet, separate shower and window.

### Bedroom One

12' 11" x 11' 11" (3.94m x 3.63m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair. Further benefiting from a large bay window.

### Bedroom Two

11' 3" x 9' 3" (3.44m x 2.81m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair.







### Bedroom Three

14' 6" x 6' 10" (4.43m x 2.08m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair.

### Bedroom Four

11' 4" x 7' 11" (3.45m x 2.42m)

A well proportioned bedroom furnished with a bed, wardrobe, chest of drawers, desk and chair.

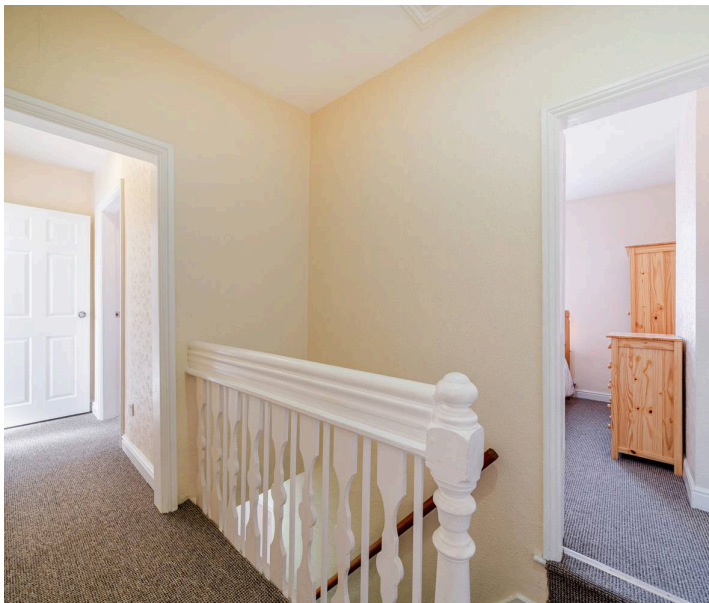
### WC

First floor WC, with basin, toilet and towel rail.

### Outbuilding

15' 9" x 6' 3" (4.80m x 1.90m)

Large outbuilding, currently used as storage.





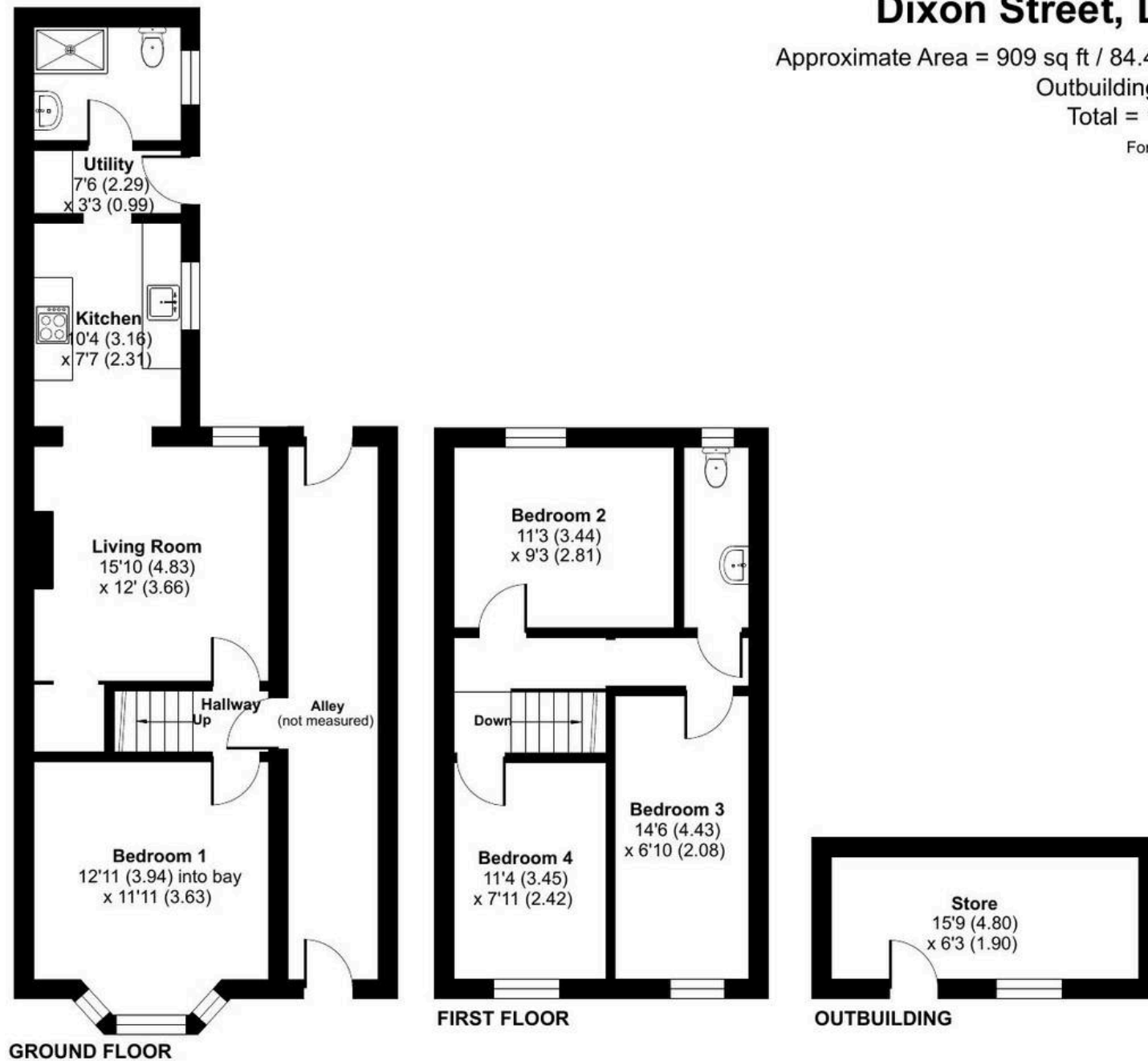
# Dixon Street, Lincoln, LN5

Approximate Area = 909 sq ft / 84.4 sq m (exclude alley)

Outbuilding = 98 sq ft / 9.1 sq m

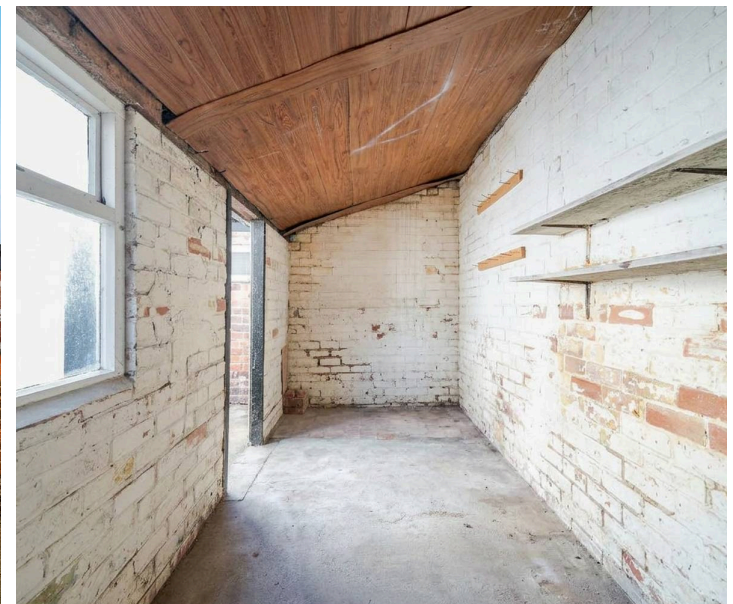
Total = 1007 sq ft / 93.5 sq m

For identification only - Not to scale



## Yard

A low maintenance rear yard, accessed from both the hallway and the utility, also providing access to the outbuilding which suits a variety of uses.





## Taylor Ross

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