



**43 Dixon Street**

Lincoln, LN5 8AQ

**£139,950**

**INVESTMENT OPPORTUNITY** - This is a four bedroomed house of multiple occupancy, currently three of the four bedrooms are let and is currently achieving an approximate income of £13,520 per annum, with the potential to increase to £16,640 per annum. The Certificate of Lawfulness for a HMO has already been granted. The property is situated close to the City Centre, with a wide range of local shops and facilities close by and is also within a short walk of Lincoln University. Internally the property has living accommodation to briefly comprise of Communal Kitchen and Bathroom, Downstairs Bedroom and to the First Floor there are three further Bedrooms, one with an En-Suite. The property further benefits from a private passageway, a Courtyard to the rear and a large outbuilding.



## SERVICES

All mains services available. Gas central heating.

## EPC RATING – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

## DIRECTIONS

Head South out of Lincoln on the High Street, turn right on to Dixon Street and the property can be located on the left hand side.

## 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 Bishop Grosseteste College.

## ACCOMMODATION

HALL

KITCHEN

12' 3" x 11' 11" (3.73m x 3.63m)

BATHROOM

BEDROOM

11' 11" x 11' 1" (3.63m x 3.38m)

FIRST FLOOR LANDING

BEDROOM

15' 2" x 10' 3" (4.62m x 3.12m)

EN-SUITE

BEDROOM

12' 4" x 6' 7" (3.76m x 2.01m)

BEDROOM

9' 4" x 8' 2" (2.84m x 2.49m)

### 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

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or a purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

### 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 MIRECS.

### 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 themselves and the vendors (Lessors) for whom they act as Agent 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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Total area: approx. 84.6 sq. metres (910.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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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 are 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.