



11 Mcinnes Street, Lincoln

£143,000



- ▶ Excellent investment opportunity
- ▶ 5 bed HMO
- ▶ Potential income of £18,500 per annum when fully let
- ▶ Close to City Centre
- ▶ Traditional mid-terrace



**DESCRIPTION**

A fantastic investment opportunity to acquire a 5 bedroom HMO situated close to Lincoln's City centre. The property when fully let achieves £18,500 per annum.

**ACCOMMODATION**

**Entrance Hall**

uPVC double glazed door to side, stairs rising to first floor.

**Bedroom One 3.6m x 3.3m**

Double glazed window to front, radiator.

**Lounge 3.6m x 3.5m**

Double glazed window to rear, under stairs storage space, radiator.

**Kitchen 2.2m x 2.1m**

Double glazed window to side, stainless steel drainer sink inset to preparation work surfaces, a range of matching base and eye level storage units, space for cooker with extractor over, space for washing machine, tiled walls and flooring.

**Rear Lobby**

Door to rear garden, space for fridge freezer.

**Bathroom 2.3m x 2.1m**

Double glazed window to side, low level WC, pedestal wash basin, bath with wall mounted shower unit over, tiled walls, tiled floor, radiator.

**Stairs To First Floor**

Landing having loft access, stairs rising to second floor and doors leading to;

**Bedroom Two 3.6m x 2.5m**

Double glazed window to front, radiator.

**Bedroom Three 3.5m x 2.7m**

Double glazed window to rear, radiator.

**Bedroom Four 3.2m x 2.1m**

Double glazed window to rear, radiator.

**(Second Floor) Bedroom Five (3.5m x 2.5m)**

Double glazed velux window to side, radiator.

**Rear Yard**

To the rear is an enclosed yard area with gated side access.

**Tenancy Agreements**

Bedroom One - Currently let at £338pcm

Bedroom Two - Currently empty but previously let for £340pcm

Bedroom Three - Currently empty but previously let for £340pcm

Bedroom Four - Currently let at £238pcm

Bedroom Five - Currently empty but previously let for £290pcm

**TENURE**

Freehold subject to the existing tenancy agreements, further details available from the agent.

**BUYER IDENTITY CHECK**

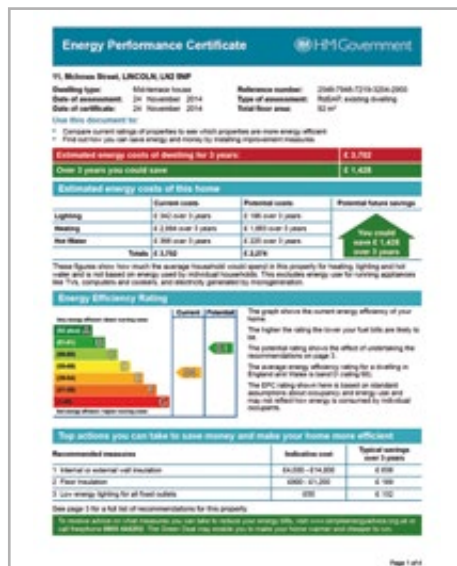
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**COUNCIL TAX**

Band A

**AGENT**

James Drabble 01522 504355 info@jhwalter.co.uk



**Need to know more??**

Give one of the team a call on 01522 504304 or pop in for a chat and a cuppa



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