



## 7 Henry Street

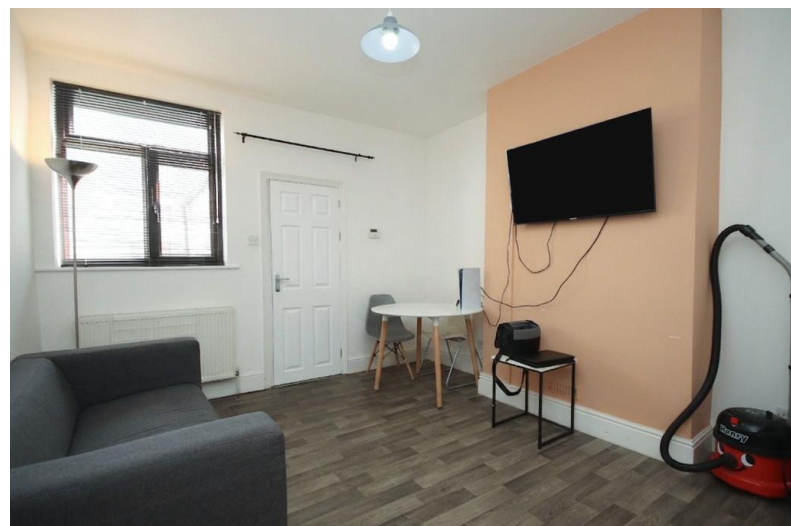
Lincoln, LN5 7XF



Book a Viewing!

**£130,000**

Fully Let Student Investment with income secured until the end of the 2025/26 academic year, currently advertised for the 2026/27 academic year. A Two Bedroom Mid Terraced HMO property arranged to provide two lettable rooms, offering a ready-made investment opportunity in the ever popular Sincil Bank area. The accommodation comprises of an Entrance Hallway, lounge/Bedroom, Dining Room, Kitchen, Two Bedrooms and a Bathroom.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY -** 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 2025/26

Currently advertised for 2026/27 academic year

Fully managed

Income:

2025/26: £17,340 per annum (13.60% yield based on asking price)

2026/27: £17,340 per annum (13.60% yield based on asking price)

## ACCOMMODATION

### ENTRANCE HALL

Accessed via a shared passageway, with stairs rising to the first floor and access to both reception rooms.

### LOUNGE

11' 6 max" x 11' 6" (3.51m x 3.51m) A front facing reception room currently utilised as a bedroom, with UPVC double glazed window and radiator.

### DINING ROOM

13' 2" x 11' 6" (4.01m x 3.51m) An additional reception space with UPVC double glazed window to the rear aspect, radiator and understairs storage cupboard.

### KITCHEN

9' 9" x 6' 2" (2.97m x 1.88m) Fitted with a range of wall and base units, incorporating a stainless steel sink with drainer and mixer tap, electric oven with hob and extractor over, spaces for fridge freezer and washing machine, lino flooring, UPVC double glazed window to the side aspect and door providing access to the rear yard.

### FIRST FLOOR LANDING

Providing access to two bedrooms and bathroom.

### BEDROOM 1

13' 2" x 11' 6" (4.01m x 3.51m) A double bedroom with UPVC double glazed window, radiator and overstairs storage cupboard.

### BEDROOM 2

9' 9" x 8' 1" (2.97m x 2.46m) A further bedroom with UPVC double glazed window to the front aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising shower cubicle, WC and pedestal wash hand basin, with tiled splashbacks, chrome heated towel rail and frosted UPVC double glazed window.

### OUTSIDE

Low maintenance rear yard, mainly laid to concrete, with outbuilding for additional storage. Access is provided via the kitchen and shared passageway.

#### 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 Gray 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.

Claverings 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 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

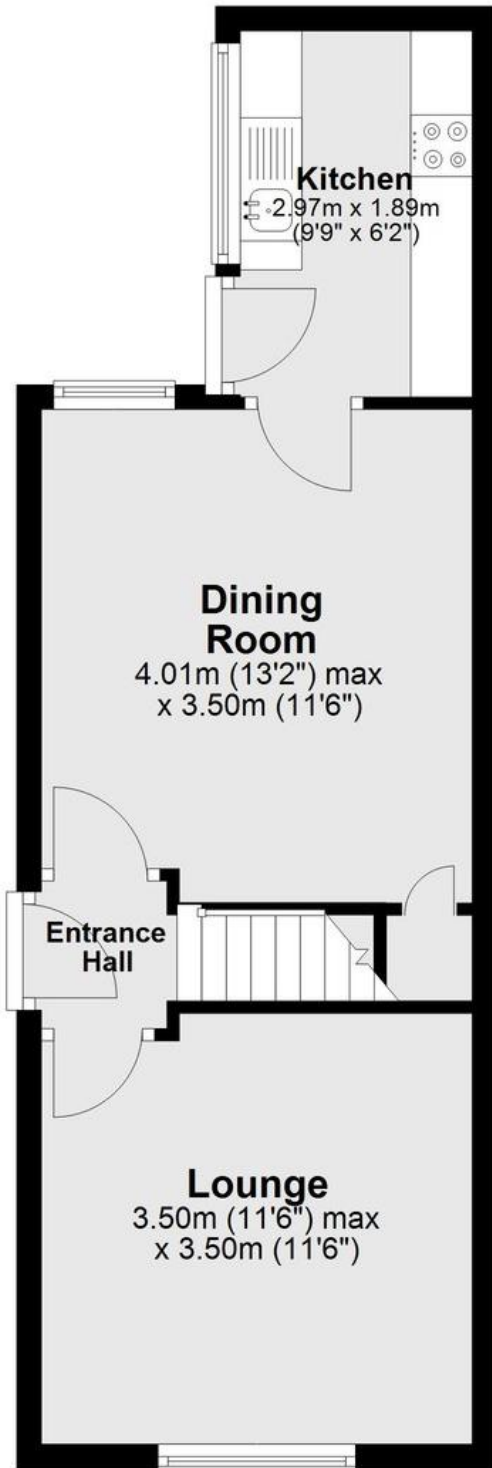
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

3. 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.
4. 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 here in as not verified.

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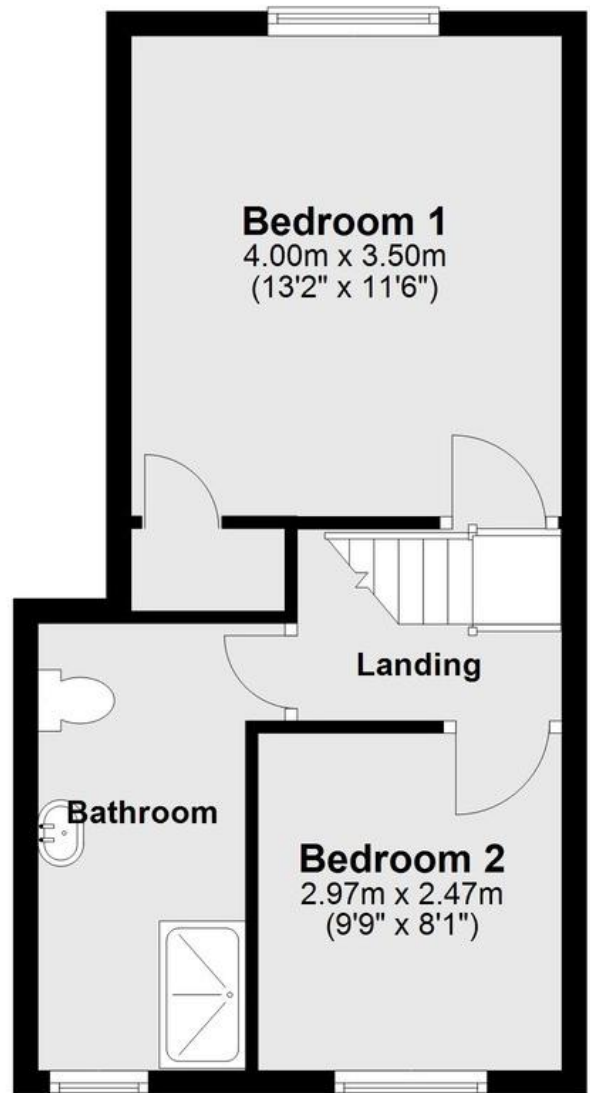
## Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 68.0 sq. metres (731.5 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.

