



81 Cross Street

Lincoln, LN5 7UZ



Book a Viewing!

£130,000

A fantastic opportunity to acquire a fully let student investment producing an exceptional gross yield of 13.42%, sold with tenants in situ and a secure tenancy in place for the 2026/27 academic year. Currently configured as a three bedroom student let, the property benefits from a modern fitted kitchen, communal living space and low maintenance outdoor area, making it a ready made investment within one of Lincoln's most established student rental locations. The accommodation comprises of an entrance hall, communal lounge, modern fitted kitchen and family bathroom to the ground floor, with a first floor landing providing access to two further double bedrooms. The property is currently arranged as a three bedroom student let, generating an attractive return for investors.



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.

INVESTMENT OPPORTUNITY

This property is offered for sale as a fully managed, ready made investment, with a secure tenancy in place for the 2026/27 academic year. Currently configured as a three room student let, the property generates an annual rental income of £17,442, representing an impressive 13.42% gross yield based on the asking price of £130,000. With tenants already in situ and income secured for the forthcoming academic year, the property provides an excellent opportunity for investors seeking an immediate return from completion.

ENTRANCE HALL

Providing access to the communal lounge, ground floor bedroom and stairs rising to the first floor accommodation.

LOUNGE

12' 7" x 11' 2" (3.84m x 3.4m) A comfortable communal reception room with UPVC double glazed window to the rear aspect, radiator and useful understairs storage cupboard.

KITCHEN

10' 7" x 6' 3" (3.23m x 1.91m) A modern fitted kitchen comprising a range of wall and base units, complementary work surfaces incorporating a stainless steel sink with mixer tap and drainer. Fitted with an electric hob, electric oven and extractor hood, together with spaces for fridge/freezer, washing machine and tumble dryer. Finished with tiled flooring, tiled splashbacks, UPVC double glazed window to the side aspect and a frosted UPVC door providing access to the rear yard.



BATHROOM

Fitted with a three piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and WC. Finished with tiled flooring, tiled splashbacks, radiator, extractor fan, frosted UPVC double glazed window to the side aspect and a useful storage cupboard housing the wall mounted gas combination boiler.

BEDROOM 3

11' 3" x 11' 2" (3.43m x 3.4m) Currently utilised as a bedroom as part of the student accommodation, this well proportioned room features a UPVC double glazed window to the front aspect and radiator.

FIRST FLOOR LANDING

With access to two further double bedrooms and a useful storage cupboard.

BEDROOM 1

15' x 11' 3 max" (4.57m x 3.43m) A spacious front facing double bedroom with two UPVC double glazed windows, built-in wardrobe storage and radiator.

BEDROOM 2

12' 7" x 11' 4" (3.84m x 3.45m) A rear facing double bedroom with UPVC double glazed window and radiator.

OUTSIDE

To the front of the property there is permit on-street parking. To the rear is a low maintenance enclosed yard with useful brick-built outbuildings and gated access to the shared passageway.

KEY FACTS FOR BUYERS SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE – Freehold.

BROADBAND – Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE – Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS – By prior appointment through Mundys.

WEBSITE

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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