



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.



81 Cross Street, Lincoln, LN5 7UZ

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, gated access to the shared passageway and a separate access gate from Thesiger Street.

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
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.co.uk](#)

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
<https://www.mundys.co.uk/referrals/>

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 550088 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 these 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 vendor (Lesors) for whom they act as Agents given notice that:

- The details are a general outline or 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.
- 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 herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. 0135305. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

