



King & Co.

145 WEST PARADE, LINCOLN, LN1 1QS
ASKING PRICE OF £350,000





A traditional Victorian terrace situated within the popular and sought after West End of Lincoln City being just a short walk away from Lincoln University and the City centre.

This property has been converted into a six bedroom HMO with its annual income being £31056 subject to all rooms being filled.

MONTHLY RENTAL INCOME

The below information has been supplied to us by a third party. Interested parties are advised to have the following information checked and verified via the legal representatives. The figures stated indicate pcm.

- Bedroom 1 - £475
- Bedroom 2 - £499
- Bedroom 3 - £450
- Bedroom 4 - £475
- Bedroom 5 - £550
- Bedroom 6 - £500

ENTRANCE HALL

Having stairs rising to first floor with under stairs storage cupboard, part coving and radiator.

UTILITY ROOM

Having UPVC door to side elevation leading out to the rear garden; work surface to one wall, space for washing machine etc and radiator.



BEDROOM 1

13' 9" x 12' 2" (4.20m x 3.72m) Bay window to front elevation, radiator and carpet.

ENSUITE

With shower cubicle, low level WC, pedestal wash hand basin and heated towel rail.

BEDROOM 2

12' 2" x 12' 2" (3.71m x 3.73m max) Having window to rear elevation, ceiling cornice and picture rail.

ENSUITE

With shower cubicle, low level WC, pedestal wash hand basin and heated towel rail.



BEDROOM 3

11' 11" x 10' 4" (3.64m x 3.17m) Two windows to side elevation and radiator.

KITCHEN

6' 11" x 9' 10" (2.12m x 3.01m) With window to rear elevation and a range of fitted units to eye and base level.

SHOWER ROOM

With shower cubicle, low level WC, pedestal wash hand basin and heated towel rail.

FIRST FLOOR LANDING

with access to loft space and serving both communal kitchens.



FRONT KITCHEN

8' 4" x 6' 5" (2.56m x 1.97m) With fitted work surface to one wall having stainless steel sink and drainer unit inset; oven, hob, extractor hood and space for fridge,

BEDROOM 4

11' 4" x 12' 2" (3.47m x 3.72m) with window to front elevation and radiator.

ENSUITE

With shower cubicle, low level WC, pedestal wash hand basin and heated towel rail.

BEDROOM 5

12' 2" x 12' 3" (3.71m x 3.74m) With window to rear elevation and radiator.

ENSUITE

With shower cubicle, low level WC, pedestal wash hand basin and heated towel rail.

BEDROOM 6

10' 5" x 10' 0" (3.20m x 3.05m) Bedroom 6 offers its own private hallway giving access to the bedroom and its own separate shower room.

The bedroom offers rear elevation and radiator.

SHOWER ROOM

7' 4" x 9' 10" (2.24m x 3.00m) window to side elevation, shower cubicle, low level WC, pedestal wash hand basin and heated towel rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

REAR KITCHEN

7' 4" x 7' 7" (2.25m x 2.33m) having window to side elevation, worksurface to one wall having stainless steel sink and drainer unit inset; hob, oven, extractor hood and space for fridge.

Also with; fitted double storage cupboard and appropriate wall tiling.

OUTSIDE

To the rear of the property is a communal rear garden.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

ANTI MONEY LAUNDERING

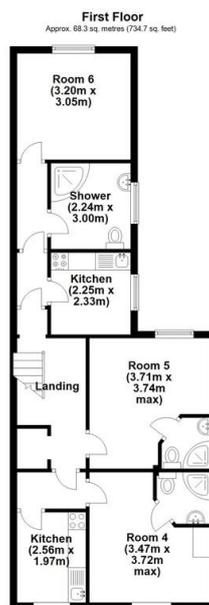
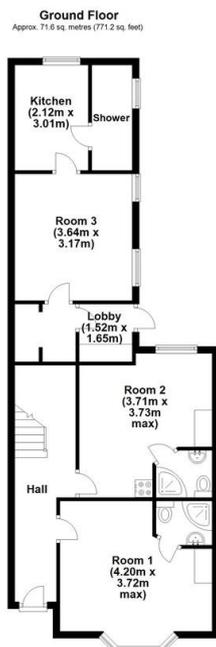
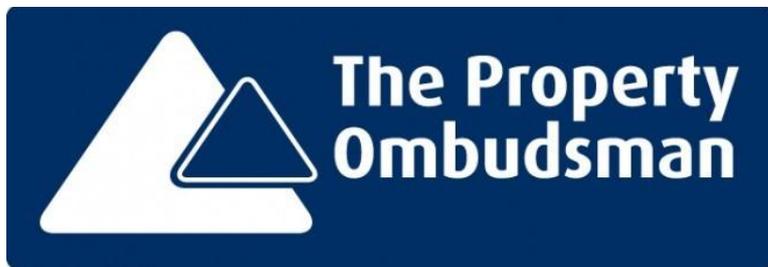
King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.



Total area: approx. 139.9 sq. metres (1505.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plans produced using Planity.