



## St. Andrews Street, Lincoln, LN5 7UE

£1,250 Per Month



Nestled on the charming St. Andrews Street in Lincoln, this delightful house offers a perfect blend of character and modern living. Built in 1903, the property boasts a generous 829 square feet of well-designed space, making it an ideal choice for families, professionals, or investors looking for a home with potential.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms offer comfortable accommodation, ensuring that everyone has their own private retreat. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is its HMO readiness, making it a fantastic opportunity for those looking to invest in rental properties or accommodate students. With Lincoln University just a short 10 to 15-minute walk away, this location is particularly appealing for those seeking proximity to educational institutions.

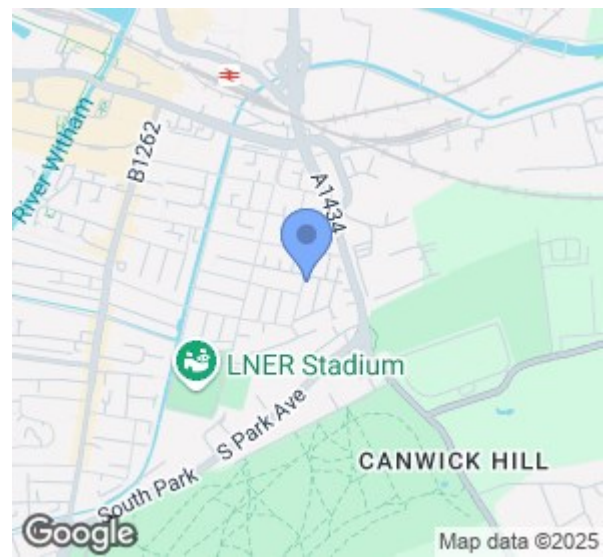
The property is situated only a 10-minute stroll from the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities. This prime location combines the tranquillity of residential living with the convenience of urban life, making it a highly desirable place to call home.

In summary, this charming house on St. Andrews Street presents an excellent opportunity for both homebuyers and investors alike. With its spacious layout, historical charm, and prime location, it is sure to attract interest from a wide range of potential buyers. Don't miss the chance to make this lovely property your own.

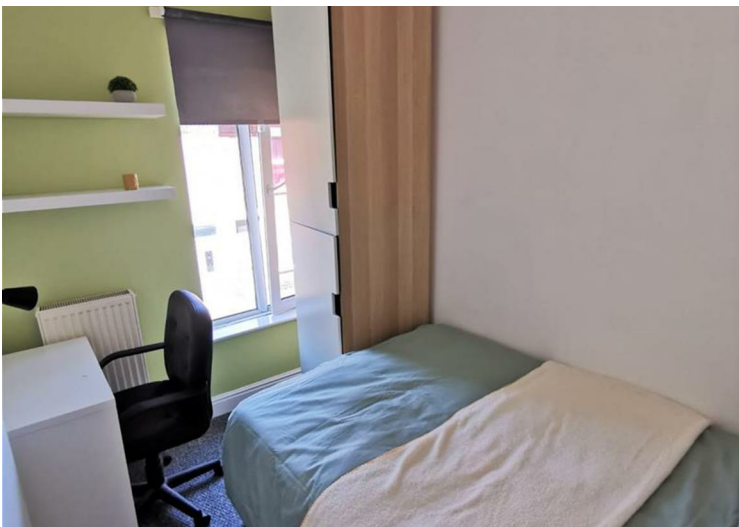
### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC



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