



Guide price £289,999
Garrison Lane, Felixstowe, IP11



 **6**
Bedrooms

 **2**
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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HMO Specification. Investors Only. Occupied Property. Good Transport Links. Great Location. Strong Rental Demand. Fully Managed. Capital Growth Potential. HMO Opportunity. Six Bedrooms. Detached Property.

Wainwrights is pleased to offer this detached HMO for sale. Located on Garrison Lane in Felixstowe, this property is close to local amenities, access to the A14 and the port of Felixstowe. The property does require modernisation and is fully let at this present time.

Financials

Purchase Price £290,000 Current Gross Annual Rent - £24,816 Gross Monthly Rent - £2,068 Current Gross Yield - 8.56%

Property

Property Type - Detached House Garage - None Tenure - Freehold Garden - Back Condition - Needs Work Heating - Gas Central EPC Rating - 60D (Potential to be 84B)
Interior Floor Area - 106 square metres Kitchens - 1 Ensuite - 1

Rental

Occupancy - Occupied Current No. of Tenants - 4 Unit 1 £500 Occupied Unit 2 £418 Occupied Unit 3 £600 Occupied Unit 4 EMPTY Unit 5 EMPTY Unit 6 £550 Occupied -
En-Suite Total £2,068 PCM

Costs

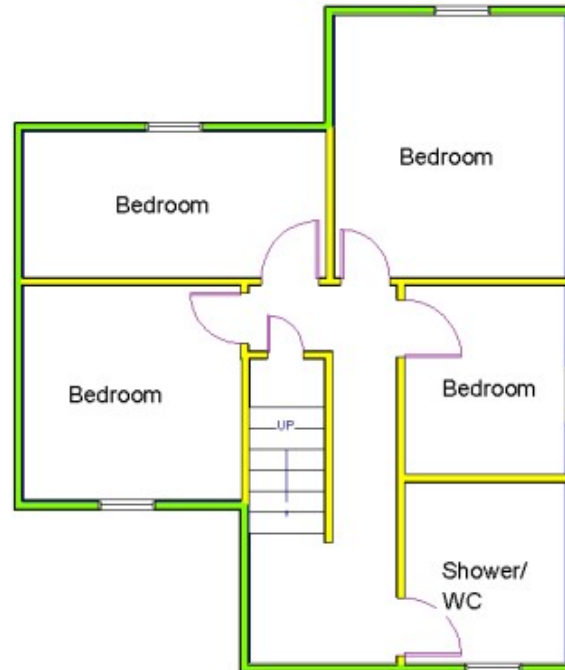
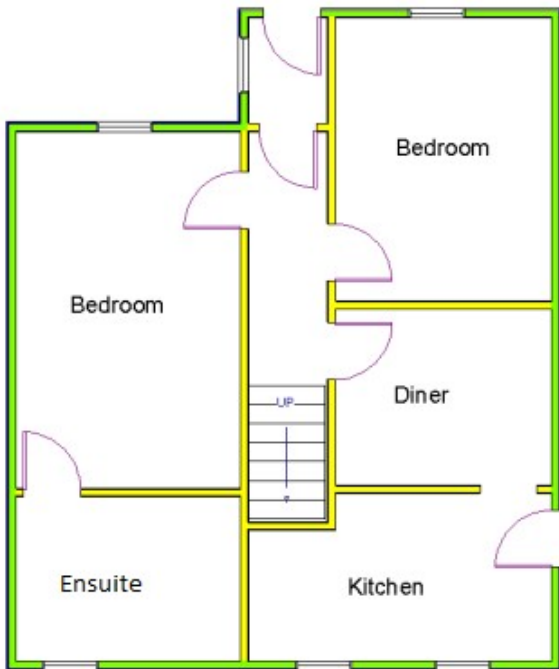
Energy £110.66 Water £202.42 Phone and Broadband £35.99 Cleaner £60 Council Tax £205 Total £614.07


Licensing

HMO License Required - No HMO License in Place - No No of Persons - 4 Units of Accommodation - 6

Additional Information

Tenure - Freehold EPC Rating - Current is 60D and potential to be 84B Council Tax Band - C (2023/24: £1,787.64) Services - We understand that mains water, drainage, gas and electricity are connected to the property. Plot Of Land Size is 215 Sq Meters



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Garrison Lane, Felixstowe, IP11

