



Calais Road, Burton-On-Trent, DE13 0UJ

£239,950

**** Investment Opportunity ** HMO Offering Five Rooms ** High Yield Income ****

A traditional mid terrace home having undergone a programme of refurbishment to create a five room HMO, being sold as an ongoing let property with a full occupancy the annual income is £27,000 excluding bills.

The interior accommodation is finished to a high standard with the communal kitchen diner offering a selection of gloss finished wall and base units, built-in oven and hob with freestanding appliance spaces, back door to the rear garden. The ground floor has the first room on the front elevation of the property with its own en-suite shower room, room two on the rear aspect of the home, again with en-suite shower room. The first floor has three further rooms, the larger room on the front has an en-suite shower room and rooms 4 & 5 share a shower room off the landing area. The shower rooms are fitted with white suites offering shower enclosures, WC and hand wash basins. Outside is a rear garden with private gated access to the front of the home. Landlords Only.

The Accommodation

Communal Kitchen Diner

3.76m x 3.30m (12'4 x 10'10)



Front Room 1

En-suite Shower Room

Room Two

2.84m x 2.21m (9'4 x 7'3)

Room Two Store Area

2.21m x 1.02m (7'3 x 3'4)

En-suite Shower Room

First Floor Landing

Room Three

4.80m max into recess x 3.07m (15'9 max into recess x 10'1)



En-suite Shower Room

Room Four
3.76m x 3.28m (12'4 x 10'9)



Shared Shower Room For Rooms 4 & 5



Room Five
3.28m x 2.90m (10'9 x 9'6)



Gated Access To Garden



Income

The income generated and displayed is correct at the time of writing this and subject to change. (excluding bills)

Room 1 - one tenant paying £450pcm

Room 2 - one tenant paying £400pcm

Room 3 - two tenants paying £550pcm

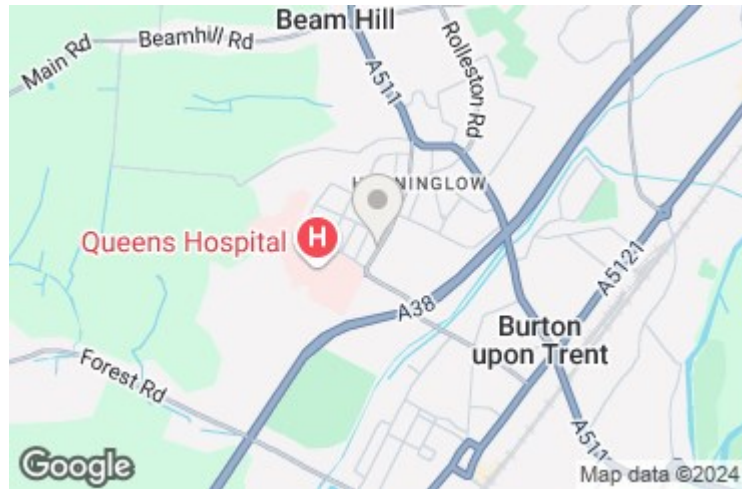
Room 4 - one tenant paying £400pcm

Room 5 - vacant (advertised at £450pcm)

HMO Licence

The home has been used as a HMO with assured shorthold tenancy agreements, with the current owners having a HMO licence in place with the local authority, therefore proving deemed consent as a HMO for the purpose of article 4. The new owners will have to apply for the HMO licence in their names, but are able to provide evidence for deemed consent for the process.

Images taken before full occupation of the home, the home is currently fully occupied, therefore an internal viewing is essential for a proposed buyer to satisfy themselves as to the internal condition before purchase. The images alone cannot be relied upon. Draft details awaiting vendor approval and subject to change.





NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Council Tax Band A

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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