



**HMO Investment Property, Newark,
NG24 4XD**

£239,950
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- HMO Property Investment Opportunity
- Five Rooms - Five En-Suite
- Communal South Facing External Area
- Remote HIVE Energy Temperature Control
- EPC Rating D
- Gross Income £30,160 per annum currently
- Well Appointed Basement Kitchen
- Front & Rear Entrances
- Exceptionally Well Appointed

HMO Investment opportunity comprising a three storey-house proving five rooms en-suite. The property is fully let. The income is currently £580 per week representing an annual gross income of £30,160.

The property comprises a well maintained mid terraced Grade II listed Georgian town house. The rooms are nicely appointed, double glazed and the present licence (subject to renewal on transfer of ownership) was granted recently, 2 January 2024.

The property has been exceptionally well maintained to a high standard resulting in comparatively low ongoing maintenance.

The following accommodation is provided:

GROUND FLOOR

ROOM ONE (DOUBLE)

Bed/sitting room, en-suite shower room.

ROOM TWO (DOUBLE)

Bed/sitting room, rear lobby and entrance door. Shower room.

BACK HALL AND STAIRCASE

BASEMENT

COMMUNAL KITCHEN

Barrel vaulted communal kitchen with washing machine and two refrigerators, stainless steel sink unit, electric hob and oven.

FIRST FLOOR

LANDING

ROOM THREE (DOUBLE)

Bedsit with en-suite.

ROOM FOUR (DOUBLE)

Bed/sitting room, en-suite

SECOND FLOOR

ROOM FIVE (DOUBLE)

Bed/sitting room, en-suite.

ROOF STORAGE AREA & WATER TANKS

OUTSIDE

Enclosed private south facing communal amenity area, side gate and right of way across the adjoining property and through double Coach House doors into the street. There is a coded access.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. There is gas fired central heating throughout.

HIVE landlord remote internal temperature control.

Smoke detectors, security alarm and fire detectors.

LEGAL

The property is occupied under Law Society House Share Agreements.

TENURE

The property is freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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