



7 Marshfield Road, Goole, DN14 5JG

£195,000

EPC:

****IDEAL INVESTMENT OPPORTUNITY**** This three storey Victorian end terrace property has been converted into three self contained units. Flat A located on the ground floor is a 2 bed flat, Flat B on the first floor is a 1 bed flat and the second floor is a bedsit. All 3 are currently occupied and generate a gross annual income of £16,500.

• ****ATTENTION LANDLORDS****

- Mature three storey end terrace property
- Converted into three self contained units
- Flat A - ground floor - 2 bed flat
- Flat B - first floor - 1 bed flat
- Flat C - second floor - bedsit
- Currently generates an income of £16,500 per annum
- Fantastic investment opportunity
- Within walking distance of the town centre and amenities
- Enclosed rear yard with Flat A

COMMUNAL ENTRANCE

uPVC door leads into the communal entrance hall. Doorway to Flat A. Stairway leads to the first and second floor to provide access to flats B & C.

There is a small buffer front yard to the front for bin storage for Flats B & C enclosed by a brick wall.

FLAT A - GROUND FLOOR

Flat A provides two bedroom accommodation located on the ground floor with gas central heating and uPVC double glazing. The accommodation comprises:

LOUNGE

13'10" x 14'0"

The measurements plus the depth of the bay window. One central heating radiator.

DINING KITCHEN

12'7" x 14'0"

A range of fitted units with white laminated fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with an electric oven under. Plumbing for an automatic washing machine. Wall mounted gas central heating boiler. Tiled floor. One central heating radiator. uPVC door leads to the rear of the property.

HALL

2'11" x 14'0" plus 28'6" x 2'9"

Under stairs storage cupboard housing the gas and electric meters. Emergency fire exit into the communal entrance. Two central heating radiators.

BEDROOM ONE

12'1" x 8'8"

To the side elevation. One central heating radiator.

BEDROOM TWO

15'4" x 8'8" max.

To the side elevation. One central heating radiator.

BATHROOM

11'11" x 6'4"

A white suite comprising a shower cubicle with a mains fed shower, a panelled bath, wash hand basin and a low flush WC. One central heating radiator.

OUTSIDE

To the rear of the property there is a fully enclosed concrete surface yard. A metal gateway to the side provides pedestrian access to the roadside.

LANDING

Doorway to Flat B and a further stair case leading up to Flat C.

FLAT B - FIRST FLOOR

Flat B provides one bedroom accommodation located on the first floor with gas central heating and uPVC double glazing. The accommodation comprises:

HALL

2'11" x 12'0"

One central heating radiator.

LOUNGE

12'8" x 13'10"

The measurements plus the entrance area with steps leading up to the lounge. Window to the rear elevation. Recessed cupboard. One central heating radiator.

KITCHEN

11'11" x 9'6" max.

A range of fitted base and wall units with white laminated fronts having laminated worktop and tiled work surrounds. The units incorporate a stainless steel single drainer sink, and a four ring ceramic hob with an electric oven under. Loft access. One central heating radiator.

BEDROOM

8'11" x 8'6"

To the side elevation. One central heating radiator. Recess storage space.

BATHROOM

9'9" x 11'8"

A modern white suite comprising a panelled bath with a shower fitment to the bath taps, a vanity wash hand basin with storage under and a low flush WC with a tiled surround. Cupboard housing the gas central heating boiler. One central heating radiator.

FLAT C - FIRST & SECOND FLOOR

Flat C is bedsit located on the first and second floor with gas central heating and uPVC double glazing. The accommodation comprises:

ENTRANCE LOBBY

8'5" x 5'10" max.

Stair way leading to the second floor. One central heating radiator.

LIVING AREA

14'0" x 14'1"

Located on the first floor. To the front elevation. Cupboard housing the gas central heating boiler. One central heating radiator.

BEDROOM AREA

4'6" x 8'11"

Located on the first floor. To the front elevation.

SECOND FLOOR - LANDING

5'11" x 13'10"

Loft access.

LOBBY

5'6" x 3'2"

BATHROOM

8'0" x 7'9"

A white suite comprising a panelled bath with a shower fitment to the bath taps, a vanity wash hand basin with storage under and a low flush WC. Walls tiled to half height. One central heating radiator.

KITCHEN

17'10" x 13'11" max.

A modern range of fitted base and wall units with grey fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with an electric oven under and a cooker hood over. Plumbing for an automatic washing machine.

Flat A - Ground Floor



Flat B & C - First Floor



Flat C - Second Floor







