



£380,000

Energy Efficiency Rating: D

## Redland Park, Bath.

Attention Investors. @ Home Estate Agents are favoured with the instructions to market this tastefully extended 4 bedroom HMO, situated in a popular residential location within Redland Park. The property benefits from gas heating, double glazing and an income of £28,800 per annum giving a healthy 7.2% gross return. An early inspection is highly recommended.



Attention Investors.

An excellent opportunity has arisen to purchase this upgraded and extended 4 bedroom HMO, offering excellent access to the city centre and both universities. The property is raising per annum a figure of £28,800, giving a gross return of 7.2%. Built in the 1970s, the property is of particular relevance to the investor market. The property comprises of an Entrance hall, well proportioned lounge, kitchen/dining room and 4 double bedrooms. Outside there is a low maintenance garden to the front comprising of shingle, and to the rear there is a patio area, shingle and lawn, together with a useful outside store. An internal inspection is highly recommended. Phone 01225 463006 to arrange.

#### **Entrance Hall**

Part glazed uPVC door. Storage cupboard containing gas meter, electric meter and fuse box. Under stairs storage cupboard.

#### **Communal Lounge: 3.10m x 3.06m**

uPVC double glazed window to side aspect, radiator. TV point.

#### **Bedroom: 2.59 x 3.06m**

uPVC window to rear aspect, Radiator.

#### **Kitchen/Dining Room: 3.80m x 3.50m**

Part glazed uPVC door to rear aspect. uPVC window to rear aspect. Radiator. Storage cupboard containing Worcester gas combi boiler. Plumbing for washing machine. Range of base level and wall mounted units. Fitted work surfaces. Stainless steel single drainer sink unit with mixer tap. Plumbing for dishwasher. Integrated cooker hood. Tiled splashbacks. Laminated flooring.

#### **Bedroom: 3.18m x 2.94m**

uPVC double glazed window to front aspect. Radiator. Outlook to front garden.

#### **First Floor Landing**

Access to the loft. Storage cupboard. Radiators. Doors to:-

#### **Bedroom: 3.78m x 3.23m**

uPVC double glazed window to rear aspect. Radiator.

#### **Bedroom: 3.72m x 3.21m**

uPVC double glazed window to rear aspect. Radiator.

#### **Bathroom**

uPVC double glazed window to front aspect. Radiator. Pedestal wash hand basin. Panelled bath with Triton electric shower over. Wall tiles. Laminated flooring.

#### **Front Garden**

Gate and path to front door. Low maintenance single garden with side access.

#### **Rear Garden**

Rear garden laid to patio, shingle and lawn. Block built store and gate to rear.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahca.co.uk](mailto:sales@ahca.co.uk)*

[www.ahca.co.uk](http://www.ahca.co.uk)

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 **Home**  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



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