

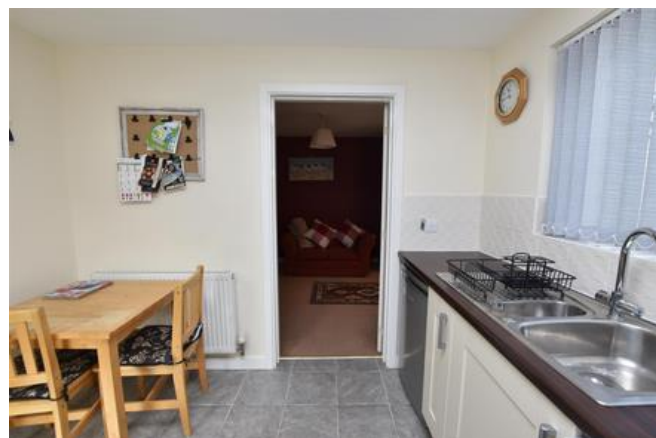


Hollands Way, Kegworth



Guide price £250,000

- ONGOING STUDENT INVESTMENT
- TENANCY FOR 2022/23 TO FOUR STUDENTS
- FOUR BEDROOMS (THREE DOUBLE)
- COMMUNAL LOUNGE
- SEPARATE CONSERVATORY
- DINING KITCHEN
- Freehold
- EPC rating C



We are pleased to offer to auction this well maintained student investment property in Kegworth Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.
Auctioneers Additional Comments



In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

ONGOING STUDENT INVESTMENT - A well maintained student investment property with a long uninterrupted lettings history dating back to 2009 and with the current intake of students taking residence for a twelve month tenancy till December 2023 with an annual income of £15,600 not including utility bills except for the internet.

This ready to go investment opportunity is superbly located to attract those studying at Nottingham University Sutton Bonington campus or indeed as an HMO attracting professional tenants working at East Midlands Airport or the Gateway hub. The accommodation has been cleverly adapted to make a comfortable home offering uPVC double glazing and gas central heating throughout and the high level of ongoing maintenance keeping the property in good condition which has been recognised with the current landlords accredited under the DASH Landlord Accreditation.



The property comes complete with kitchen appliances and communal furniture. Each bedroom is furnished with a bed, bedside table, wardrobe and study table or desk. Enter through the hallway with a ground floor wc and into a rear facing dining kitchen, which has a built in stainless steel electric oven, gas hob and extractor, washing machine, dishwasher, fridge and freezer. Useful under stairs storage cupboard and side entrance door on to the driveway. The communal lounge leads off the kitchen and to make this space more comfortable for tenants, it has been enlarged to the rear via a brick and uPVC double glazed conservatory with door leading out into the garden, ideal for summer entertaining.

There is a large double ground floor bedroom which has a box bay window, whilst upstairs there are two further double bedrooms and a single size bedroom making four in total.

Bedroom one has the addition of an en-suite shower room with double size shower enclosure, whilst the main bathroom serves the other bedrooms in the property with overbath mixer shower, glass shower screen and extractor fan.

To the outside, there is a two car side driveway leading to an attached brick built single garage with up and over door, light, power and side pedestrian door leading through to a rear lawn garden with patio and decking. The property backs onto the local recreational park offering a pleasant view with mature trees and planting etc.

Good to know: The property has uPVC double glazing, gas central heating powered by a conventional gas central heating boiler located in the garage with hot water cylinder in the landing airing cupboard. All furniture in the property is included in the sale. Current and past tenancy agreements are all available to view.

To find the property, proceed into Kegworth from Loughborough along the A6 dual carriageway entering on London Road passing the Market Place and onto Derby Road where you should take the next turning right onto Hollands Way, proceed down the hill forking to the right where the property is situated on the left hand side.





HALLWAY 1.9m x 1.8m (6.2ft x 5.9ft)

GROUND FLOOR WC 1.72m x 0.83m (5.6ft x 2.7ft)

LOUNGE 3.08m x 2.8m (10.1ft x 9.2ft)

CONSERVATORY 2.45m x 2.38m (8ft x 7.8ft)

DINING KITCHEN Maximum measurements

GROUND FLOOR BEDROOM 4.5m x 3.08m (14.8ft x 10.1ft)

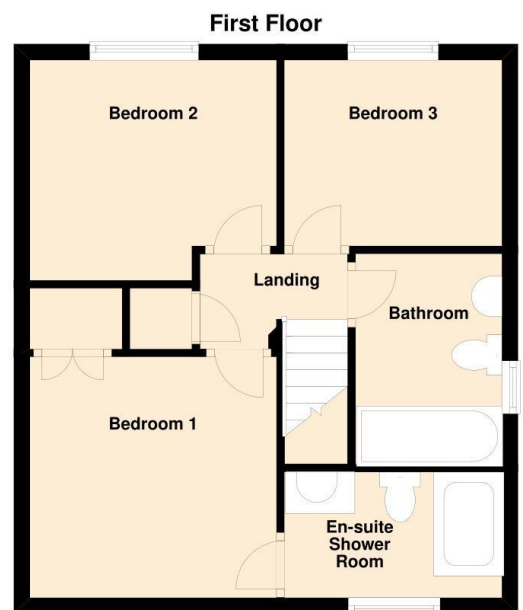
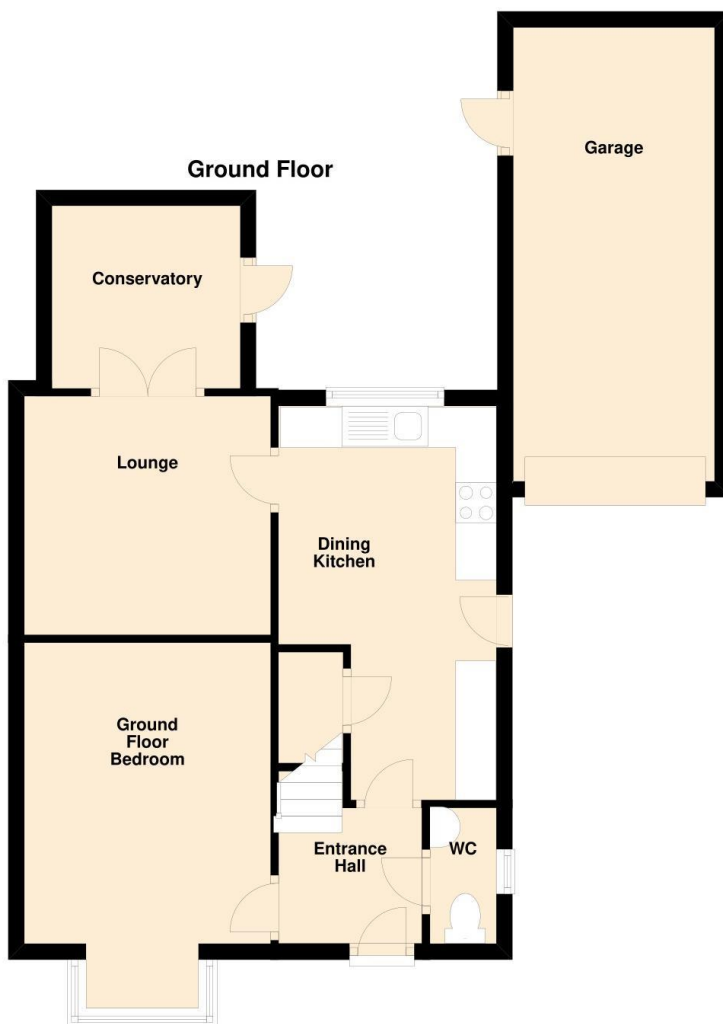
BEDROOM ONE 3.12m x 3.13m (10.2ft x 10.3ft)

EN-SUITE 2.71m x 1.5m (8.9ft x 4.9ft)

BEDROOM TWO 3.09m x 2.65m (10.1ft x 8.7ft)

BEDROOM THREE 2.77m x 2.22m (9.1ft x 7.3ft)

BATHROOM 2.6m x 1.78m (8.5ft x 5.8ft)





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