



38 Bonsall Street, Long Eaton, NG10 2AH

Price Guide £450,000

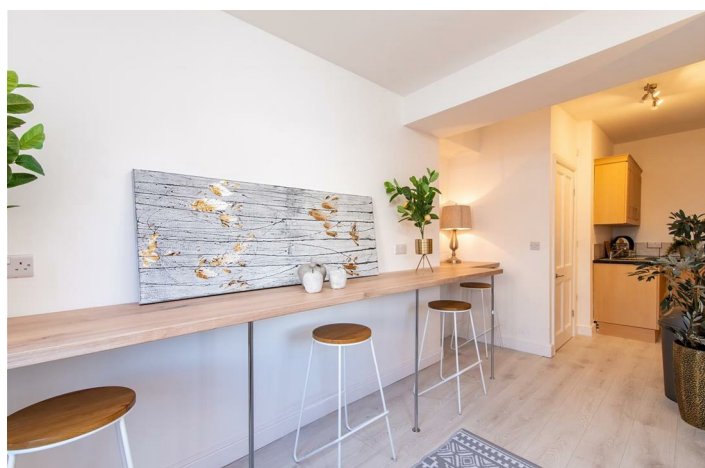
- Guide Price £450,000 - £475,000 Six Bedroom Licensed HMO • Potential Gross Income of £41,700 Property For Sale
- Fully Let
- Garage Also Let
- Potential for a Seventh Bedroom
- Converted and Refurbished in 2022 - In Great Condition
- Rear Garden
- No Upward Chain

38 Bonsall Street, Long Eaton NG10 2AH

GUIDE PRICE £450,000 - £475,000 - HMO For Sale - Six Bedroom HMO for Sale with a potential gross rental income of £41,700 per annum. The property was refurbished in 2022 and converted into a HMO. There are seven rooms to let however current planning is for six rooms. Great Condition Throughout. Rear Garden. Garage also Let. No Upward Chain.



Council Tax Band:



Entrance Hall

Stairs to the first floor. Doors to a Bedroom and an inner hallway.

Further Hallway

Doors to a Bedroom and the Kitchen/Diner.

Bedroom

12'6 x 11'6

Window to the front.

Bedroom

12'9 x 9'2

Window to the front.

Kitchen/Diner

15'7 x 11'10

A range of base and wall units with space for appliances. Opens into a breakfast room area. Door to the shower room. Window to the rear.

Shower Room

8'6 x 3'7

Built in shower cubicle. Toilet and Wash hand basin.

Breakfast Room

17'9 x 8'6

Wood effect flooring. Breakfast Bars. Door to the rear. Window.

Storage/Potential Bedroom

14'2 x 6'11

Window to the rear. Built in cupboard.

First Floor Landing

Doors to four bedrooms and the bathroom.

Bedroom

12'10 x 11'7

Window to the front elevation.

Bedroom

12'10 x 12'9

Bedroom

11'5 x 7'6

Window to the rear.

Bedroom

11'3 x 8'7

Window to the rear.

Bathroom

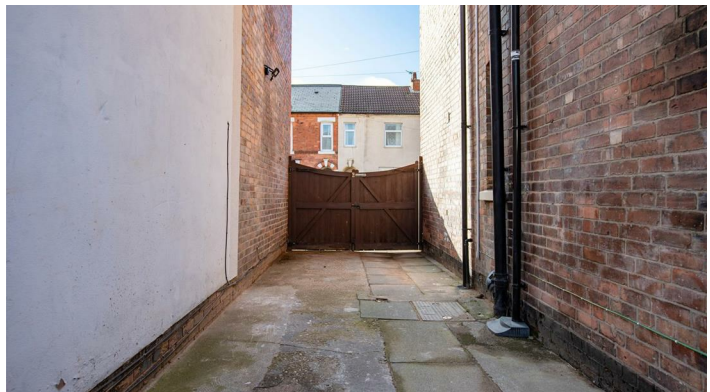
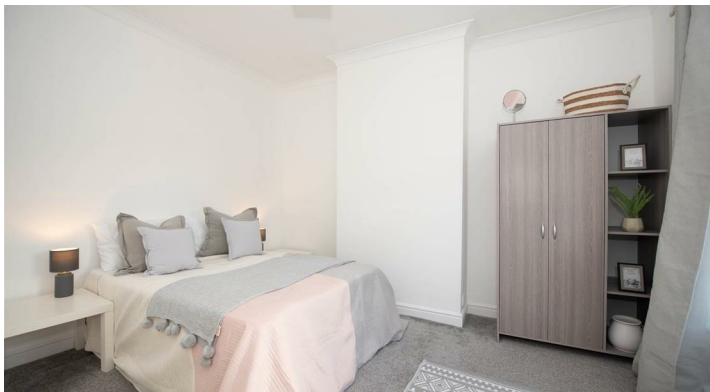
11'10 x 8'2

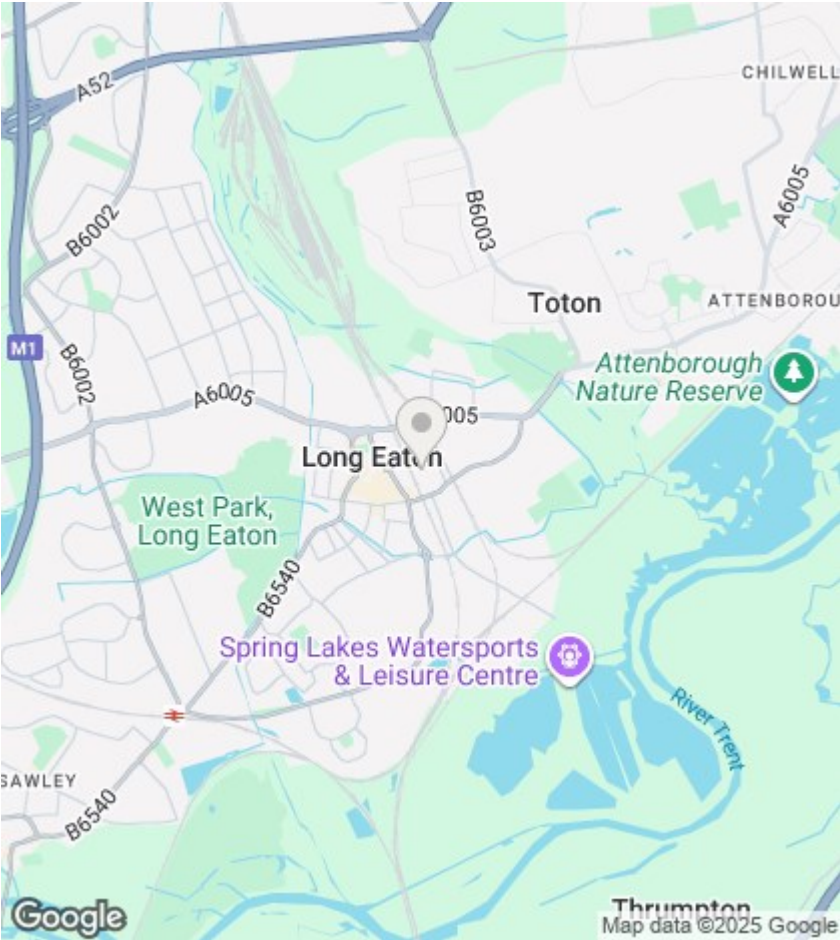
Window to the rear. Bath. Toilet. Cupboard housing the boiler. Shower cubicle.

Exterior

Lawned garden, driveway and garage.







Directions

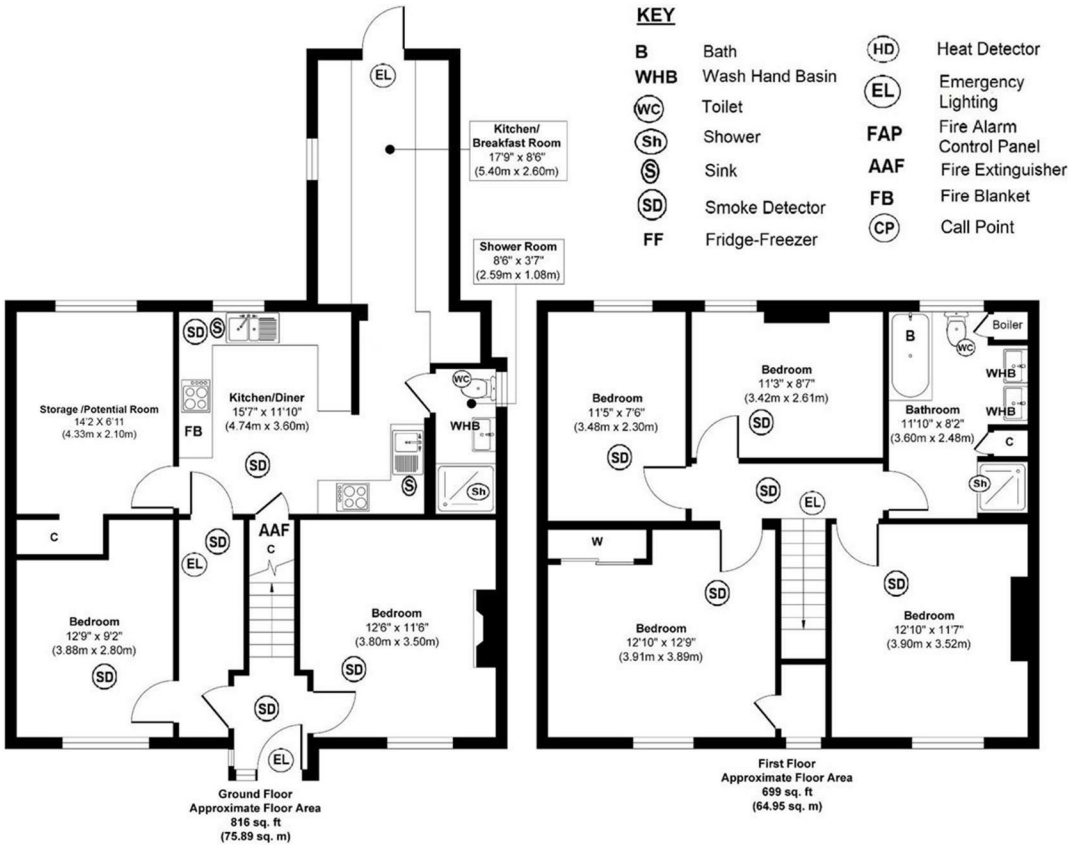
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

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



Approx. Gross Internal Floor Area 1515 sq. ft / 140.84 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.