



Britannia Street
Coventry , West Midlands CV2 4FQ
£350,000



SUMMARY

INVESTMENT OPPORTUNITY *NO UPWARD CHAIN*

Licensed HMO in an area with an Article 4 Direction. Property consists of two studio rooms and three ensuite rooms, plus a shared kitchen diner. Located in the Stoke area of Coventry.

DETAILS

An operational and licensed HMO located in the Stoke area of Coventry (CV2), which has an Article 4 Direction on HMO's. The property is a combination of ensuite and studio rooms and is currently tenanted (3 rooms out of the 5) and offers an investment opportunity with income from the moment the sale completes.

Accommodation comprises of;

ENTRANCE HALLWAY

Door direct from street opening into Entrance Hallway with stairs up to the first floor and doors leading to;

BEDROOM 1 (WITH ENSUITE)

12'9" x 11'1" (3.9 x 3.4)

With UPVC double glazed window overlooking Britannia Street. En-suite bathroom with shower, WC and sink

BEDROOM 2 (WITH ENSUITE)

10'9" x 9'6" (3.3 x 2.9)

With UPVC double glazed window overlooking Britannia Street. En-suite bathroom with shower, WC and sink

COMMUNAL KITCHEN DINER

18'0" x 14'1" (5.5 x 4.3)

Providing a kitchen area with cooker and hob, white good including a washing machine and a lounge dining area with a table and chairs

LANDING

Stairs from ground floor leading up to first floor landing with door to;

ROOM 3 (STUDIO)

15'5" x 14'1" (4.7 x 4.3)

With UPVC double glazed window overlooking Britannia St. En-suite bathroom with shower, WC and sink. Cooker, Microwave, Washing Machine and fitted kitchen storage cupboards.

BEDROOM 4 (WITH ENSUITE)

11'5" x 9'2" (3.5 x 2.8)

With UPVC double glazed window overlooking Britannia Street. En-suite bathroom with shower, WC and sink

ROOM 5 (STUDIO)

14'1" x 14'1" (4.3 x 4.3)

With UPVC double glazed window overlooking Swan Lane. En-suite bathroom with shower, WC and sink. Cooker, Microwave, Washing Machine and fitted kitchen storage cupboards.

INVESTMENT OPPORTUNITY

The property is located in the Stoke (CV2) area of Coventry where there is an Article 4 Direction on HMO's. The property has been operating as a HMO for a number of years and is fully licensed. Assured Shorthold Tenancy Agreements can be provided.

When all rooms are occupied the current owner is receiving £3500PCM Gross Rental Income. Currently there are 3 of the 5 rooms let on individual tenancy agreements, these can be provided. The average combined gas and electricity bill over 12-months is currently £2000 per annum, billing proof can be provided.

FURTHER INFORMATION

Energy Performance (EPC) Rating is C

Council Tax is payable to Coventry City Council and the property is banded B.

Viewing is strictly by appointment only. Please call our office to arrange.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

