



- NO ONWARD CHAIN
- Terraced House
- Two Bedrooms
- Lounge & Kitchen Diner
- Enclosed Courtyard
- Central Gainsborough Location
- Ideal Investment Purchase
- Projected Rental Income Of £7,800 PA/ 11.14% Gross Yield

Gordon Street, Gainsborough, DN21 1DW
£70,000





Offered for sale with no onward chain is this two bedroom terraced house located in Gainsborough. Make an ideal investment with the projected rental income is potentially £7,800 per annum in line market evidence with return 11.4% gross yield. The property itself has two bedrooms over two floors, a large loft storage space for a variety of flexible uses but does not come with building regulations to use as a living space. There is a lounge and kitchen diner which includes a range of base and eye level units and access to a downstairs bathroom. Rising to the first floor are two double bedrooms. To the rear of the property is a low maintenance courtyard. Situated nearby to local amenities and a regular bus service. To arrange a viewing please contact Starkey&Brown. Council tax band: A. Freehold.



Lounge

Having a uPVC front door entry to the front aspect, a radiator, meter cupboard, and the fuse box. Access to the stairs and access to the kitchen diner.

Kitchen Diner

12' 2" x 11' 9" (3.71m x 3.58m)

Having a range of base and eye-level units with counter worktops, integrated oven, hob, and extractor hood, space and plumbing for further appliances, vinyl flooring, uPVC double-glazed window to the rear aspect, and an understairs storage cupboard. Access to the rear lobby, giving access to the rear garden and the bathroom.

Bathroom

6' 0" x 6' 7" (1.83m x 2.01m)

Having a bath tub with mains-fed shower over, pedestal wash hand basin unit, a low-level WC, a radiator and a uPVC double-glazed obscured window to the side aspect, vinyl flooring, coved ceiling and an extractor.

Bedroom 1

12' 2" x 11' 10" max (3.71m x 3.60m)

Having a double-glazed window to the rear aspect and a radiator.

Bedroom 2

11' 11" x 12' 2" (3.63m x 3.71m)

Having a uPVC double-glazed window to the front aspect, a radiator, and access to a storage cupboard.

Stairs rising to:

Loft Storage

10' 10" x 11' 11" (3.30m x 3.63m)

Velux skylight and a radiator. Stairs to the loft storage - do not have the correct regulations for this space to be called bedroom three.

Outside Rear

Enclosed courtyard with brick built-out building, access for bins, a hardcore concrete courtyard with a walled perimeter.

Outside Front

Dwarfed walled perimeter with access to the front door.

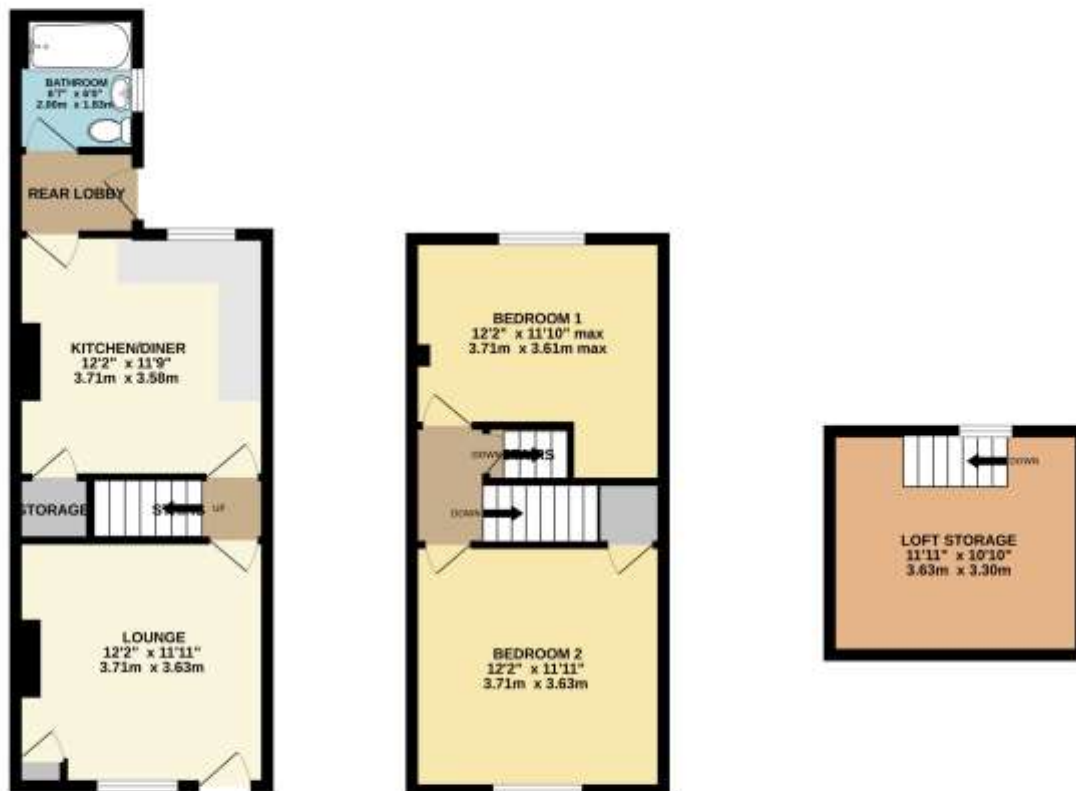




GROUND FLOOR
300 sq ft (27.7 sq m) approx.

1ST FLOOR
305 sq ft (28.2 sq m) approx.

LOFT SPACE
122 sq ft (11.3 sq m) approx.



TOTAL FLOOR AREA : 836 sq ft (77.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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