

HoldenCopley

PREPARE TO BE MOVED

Wellington Street, Long Eaton, Nottinghamshire NG10 4NF

Guide Price £350,000 - £375,000

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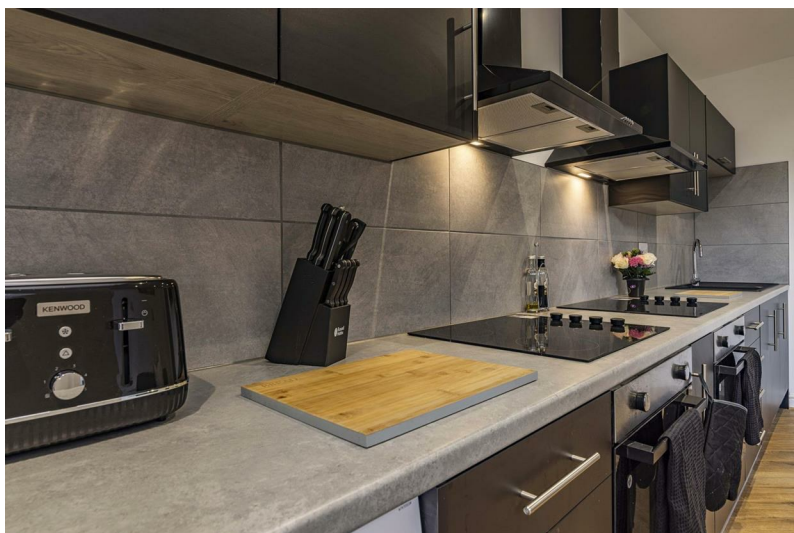
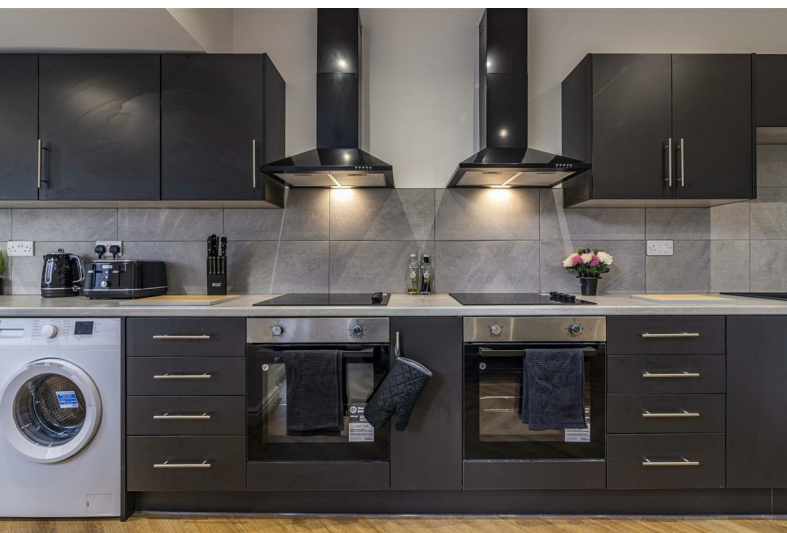


GUIDE PRICE: £350,000 - £375,000

6-BED HMO PROPERTY...

An excellent opportunity for both new and experienced investors, this fully tenanted six-bedroom HMO is generating an impressive approx. 10.97% gross rental yield per year, making it a highly lucrative addition to any property portfolio. The property has an average occupancy of 90% since the first let in mid 2024, after a full renovation. Situated in the highly popular and convenient location of Long Eaton, this property is located close to local shops, eateries, and amenities, and offers excellent transport links. This end-terrace property offers spacious and comfortable living accommodation for tenants. The ground floor comprises a communal entrance hall, one kitchen living space, two of the six well-sized bedrooms and a three piece bathroom suite. To the first floor are three double bedrooms, one of which has an en-suite bathroom, alongside a three piece bathroom suite. The second floor boasts the remaining bedroom with an en-suite. All furnishings and fittings are included in the sale, including the large flatscreen TV in the kitchen living space. Externally, the property features a low-maintenance front courtyard, and a low-maintenance communal rear garden with a paved patio seating area - ideal for tenant use with minimal upkeep required.

MUST BE VIEWED





- 6 Bedroom HMO
- Tenants in Situ
- One Modern Kitchen Living Space
- Four Bathroom Suites
- Garden
- Great Investment Opportunity
- Three Storey Accommodation
- Popular Location
- Potential Annual Gross Rental Yield Of Approx. 10.97%
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'6" x 6'11" & 5'1" x 4'3" (3.21m x 2.12m & 1.57m x 1.32m)

The entrance hall has herringbone effect flooring, carpeted stairs, understairs storage, a radiator, and a UPVC door leading into the accommodation.

Kitchen Living Space

24'6" x 10'11" (7.47m x 3.35m)

The kitchen living space has a range of fitted base and wall units with rolled-edge worktops, two composite sinks with a swan neck mixer taps and drainers, two integrated ovens with two electric hobs and two extractor fans, two washing machines, two fridge freezers, herringbone style flooring, partially tiled walls, a radiator, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and a UPVC door leading out to the rear garden.

Bedroom One

11'8" x 10'2" (3.58m x 3.12m)

The first bedroom has carpeted flooring, a radiator, and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

13'3" x 7'3" (4.06m x 2.23m)

The second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'1" x 5'1" (1.87m x 1.55m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted overhead and handheld shower fixture, wood-effect flooring, tiled walls, a heated towel rail, recessed spotlights, and an extractor fan.

FIRST FLOOR

Landing

7'5" x 7'3" (2.27m x 2.22m)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Bedroom Three

11'3" x 10'2" (3.45m x 3.11m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

13'4" x 11'2" (4.08m x 3.42m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Five

11'11" x 11'9" (3.64m x 3.59m)

The fifth bedroom has wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

10'10" x 3'7" (3.31m x 1.10m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted overhead and handheld shower fixture, wood-effect flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bathroom

10'11" x 3'8" (3.35m x 1.12m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted overhead and handheld shower fixture, wood-effect flooring, partially tiled walls, a heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Six Stairs

7'0" x 3'1" (2.14m x 0.96m)

This space has carpeted flooring and stairs, and access to the sixth bedroom.

SECOND FLOOR

Bedroom Six

18'0" x 13'4" (5.51m x 4.07m)

The sixth bedroom has fitted base units with a rolled-edge worktop, a composite sink with a swan neck mixer tap, carpeted flooring, partially tiled walls, two Velux windows, recessed spotlights, and access to the en-suite.

En-Suite

8'2" x 2'7" (2.51m x 0.79m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted overhead and handheld shower fixture, wood-effect flooring, tiled walls, a heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a courtyard style garden.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, raised planters, a shed, and a brick boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220

Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

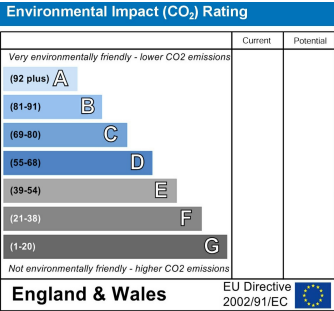
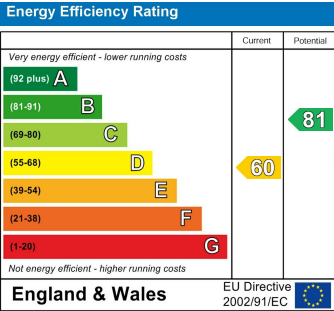
The vendor has advised the following:

Property Tenure is freehold.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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