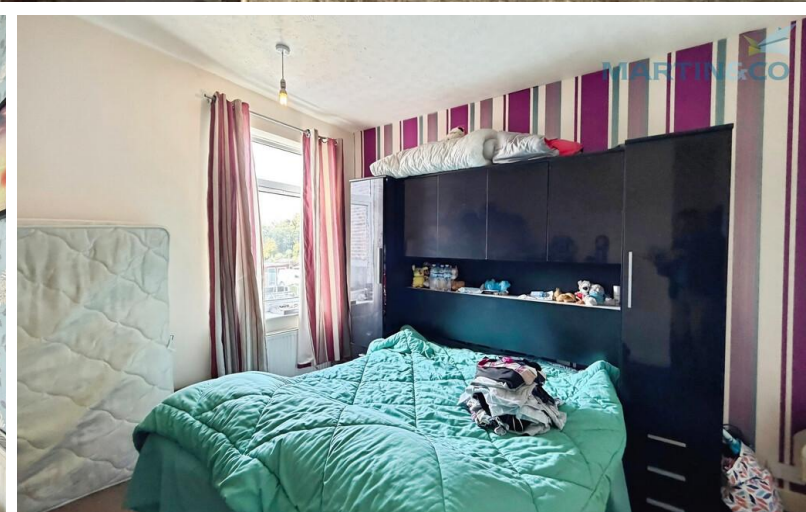
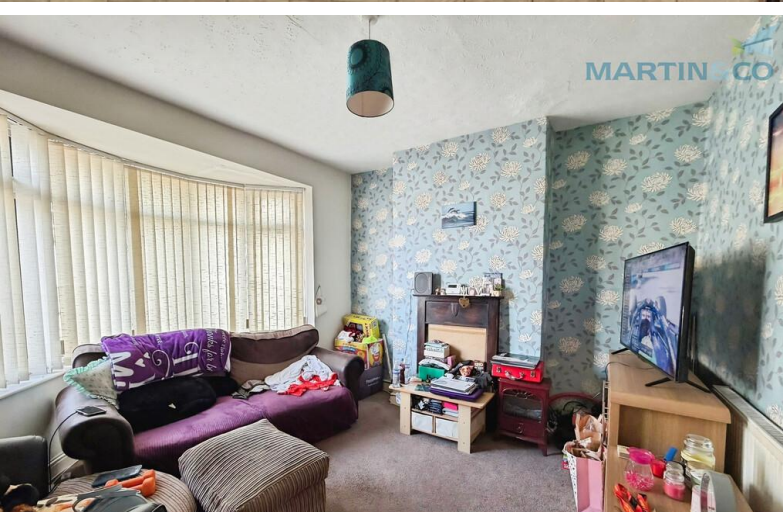


FOR SALE

MARTIN & CO



Ropery Road, Gainsborough

3 Bedrooms, 1 Bathroom, Semi-detached house

Offers In Region Of £93,000

MARTIN & CO



Ropery Road, Gainsborough

3 Bedrooms, 1 Bathroom

Offers In Region Of £93,000

- Three-bedroom semi-detached property
- Currently let at £525 pcm
- Established residential location
- Potential to add value through future improvement
- Suitable for existing or first-time landlords

THREE BEDROOM SEMI-DETACHED PROPERTY | CURRENTLY LET AT £525 PCM | APPROX. 6.8% GROSS YIELD AT £93,000 | POPULAR RENTAL LOCATION | IDEAL INVESTMENT OPPORTUNITY

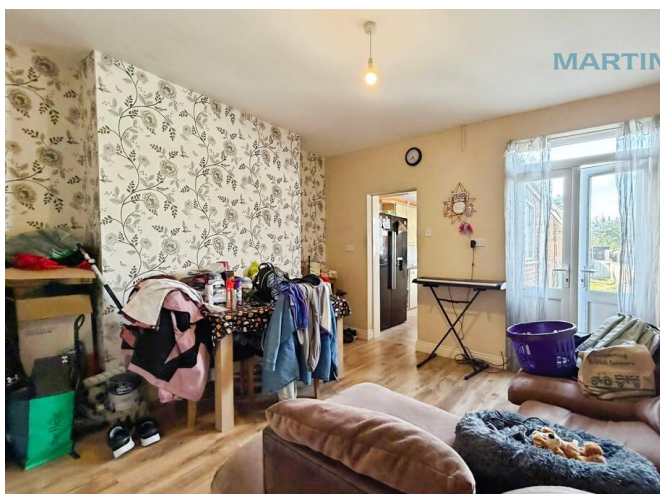
An excellent opportunity for landlords and investors to acquire a three-bedroom semi-detached property on Ropery Road, Gainsborough, currently let to a tenant producing an income of £525 per calendar month.

Offering an attractive combination of a relatively low purchase price and an established rental income, the property represents an appealing proposition for both existing landlords looking to add to their portfolio and investors seeking an accessible entry into the buy-to-let market.

The accommodation provides three bedrooms, together with the usual living accommodation expected from a property of this type. Whilst the property is typical of the surrounding housing stock and would benefit from some general updating in places, it offers good potential and, importantly for an investor, is already producing rental income.

At the asking price of Offers in the Region of £93,000, the current rent of £525 pcm represents an annual rental income of £6,300, equating to a gross yield of approximately 6.8%, before allowing for mortgage interest, maintenance, management, insurance, void periods and other associated costs.

The property is situated on Ropery Road, an established residential road within Gainsborough, with a range of local amenities and services available within the surrounding area. The wider Ropery Road area has a mixture of traditional terraced and semi-detached housing and is an established location for both owner-occupiers and landlords.





Key investment information:

Current rent: £525 pcm

Annual rental income: £6,300

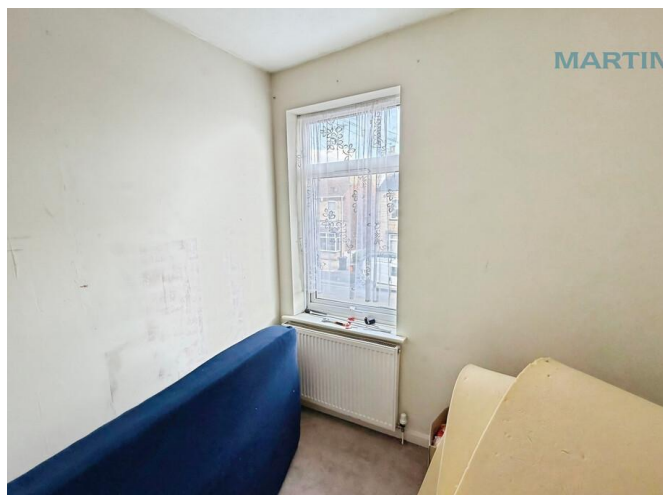
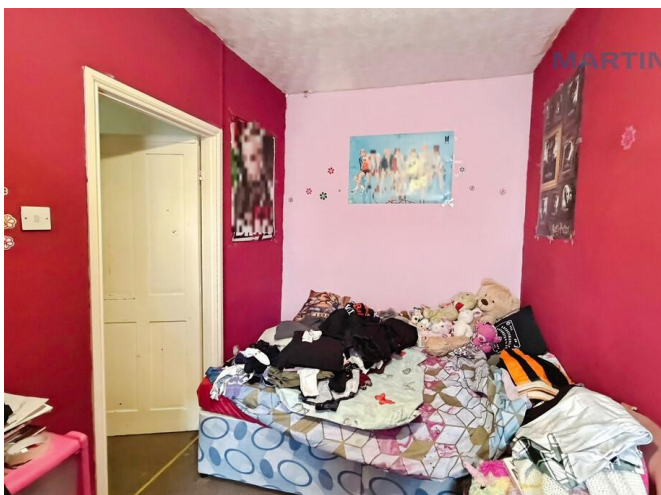
Price: Offers in the Region of £93,000

Gross yield: Approximately 6.8%

The property is currently occupied, providing a buyer with the opportunity to acquire an investment with an existing rental income from completion, subject to the usual tenancy and legal due diligence.

An attractive investment opportunity at an accessible price point - early viewing is recommended.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT





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Martin & Co Gainsborough

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.