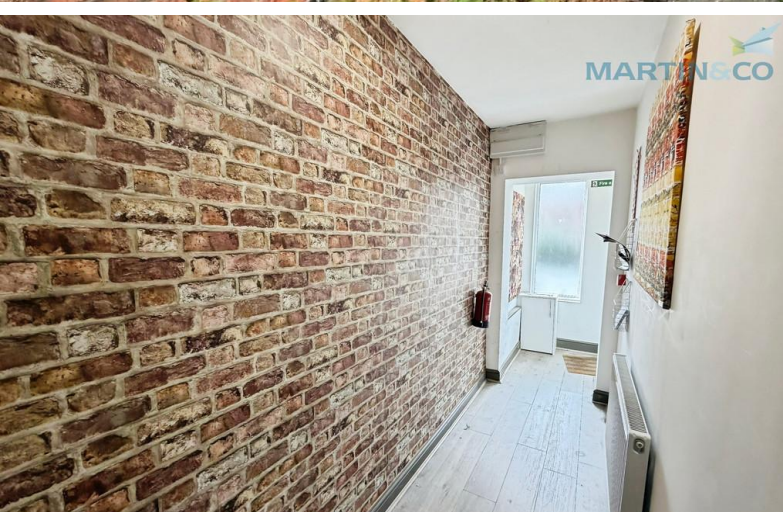


FOR SALE

MARTIN & CO



Trinity Street, Gainsborough

6 Bedrooms, 6 Bathroom, Mid-terraced

Offers In Region Of £215,000

MARTIN & CO



Trinity Street, Gainsborough

6 Bedrooms, 6 Bathroom

Offers In Region Of £215,000

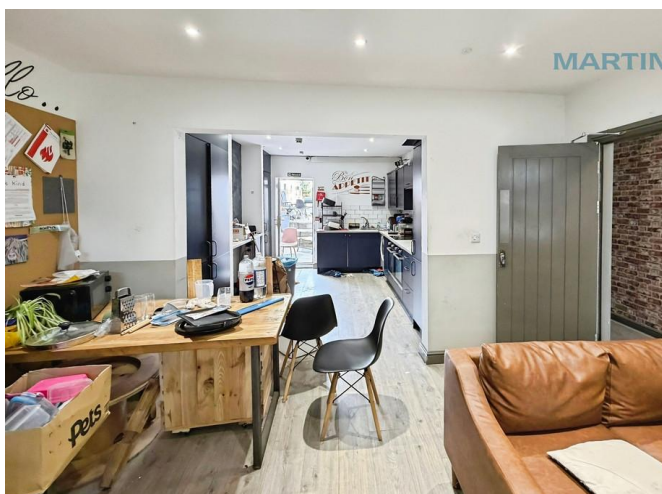
- Six-bedroom HMO
- Approximately £2,600 pcm current rental income
- Scope to update and improve
- Communal kitchen and living facilities
- Outside space

SIX-BEDROOM HMO | APPROX. £2,600 PCM RENTAL INCOME | £31,200 PA GROSS INCOME | ESTABLISHED INVESTMENT | SCOPE TO IMPROVE & ENHANCE | CONVENIENT TOWN CENTRE LOCATION

An excellent opportunity to acquire an established six-bedroom HMO investment situated on Trinity Street in Gainsborough, conveniently positioned within easy reach of the town centre and its wide range of amenities.

The property is currently configured and operated as a six-bedroom House in Multiple Occupation, with rental income understood to be in the region of £2,600 per calendar month, equating to approximately £31,200 per annum in gross rental income.

For an investor, the property offers an appealing combination of established rental income and scope for future improvement, providing the opportunity to acquire an existing HMO and enhance the accommodation over time.



The accommodation provides six letting rooms together with shared communal facilities, including a communal kitchen, living/communal space and bathroom facilities, with outside space also available.

THE LOCATION

Trinity Street is conveniently situated for access to Gainsborough town centre, where a range of shops, supermarkets, cafés, restaurants and everyday amenities can be found.

The property is also well placed for local transport links and the wider range of employment and leisure opportunities available within Gainsborough and the



surrounding area, making the location well suited to shared accommodation.

THE INVESTMENT OPPORTUNITY

For an investor seeking an established HMO with an existing rental income and potential to add value, 73 Trinity Street represents an interesting proposition.

The six-bedroom configuration provides an established income stream, whilst the opportunity to undertake improvements to the communal areas and accommodation provides scope to enhance the property over the longer term.

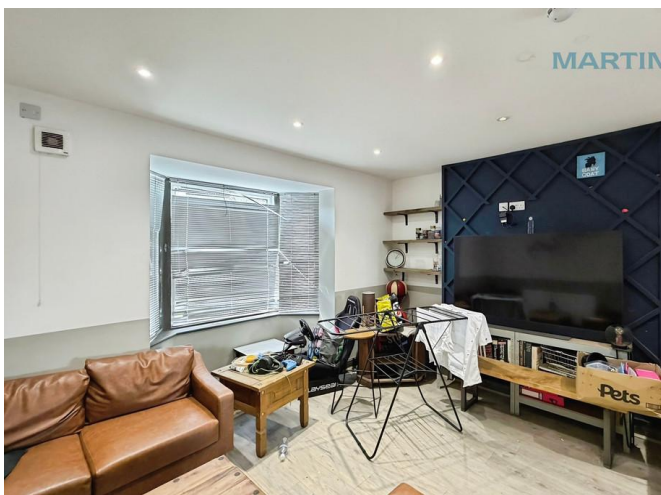
The current rental income is understood to be approximately £2,600 pcm (£31,200 per annum gross), although purchasers are advised to satisfy themselves as to the current tenancy arrangements, occupancy levels and rental income as part of their due diligence.

Further information regarding the current rental

arrangements, occupancy and HMO position will be made available to interested parties.

As the property is currently occupied, viewings will be arranged strictly by appointment and with appropriate notice.

An interesting HMO investment opportunity with existing income and scope for future enhancement.





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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.