

**82 Thorne Roasd, Doncaster, DN2 5BL**

£400,000 Freehold

MARTIN&CO

# Thorne Roasd, Doncaster

6 Bedrooms, 6 Bathroom

**£400,000**

- Fantastic investment property
- Six stylish 1-bedroom apartments
- Mix of occupied and vacant units
- Each apartment has a kitchen
- Each apartment has a bathroom
- Communal laundry/washing area
- Generous off-street parking

Fantastic Investment Opportunity – Six Self-Contained One-Bedroom Apartments

An exciting opportunity to acquire a large and stylishly converted semi-detached property, situated on the outskirts of Doncaster City Centre. The property has been thoughtfully converted to provide six well-presented one-bedroom apartments, each benefiting from its own kitchen

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and bathroom facilities.

The property also offers a communal laundry/washing area, generous off-street parking and a substantial garden area, providing useful additional space for residents.

The property is currently made up of a mixture of occupied and vacant apartments, providing an opportunity for an investor to generate an immediate rental income from the occupied units whilst having scope to let the vacant apartments and potentially increase the overall monthly rental return.

This is an excellent opportunity for investors looking to acquire a substantial multi-unit property with strong rental potential and the opportunity to achieve an attractive rental yield. With relatively limited further investment, there may also be scope to increase the current monthly rental income towards prevailing market rents.

The property is available immediately and offers considerable potential for both experienced investors and those looking to expand their portfolio with a substantial multi-unit investment.

EPC Information: Each apartment currently has a separate EPC rating, with ratings ranging from C to E. Prospective purchasers are advised to contact the selling agent for further information regarding the individual EPC ratings and any associated requirements.

Early viewing is highly recommended to fully appreciate the size, layout and scope of this attractive investment opportunity.

Viewings are strictly by appointment only.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy






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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, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form 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.

The Property Ombudsman