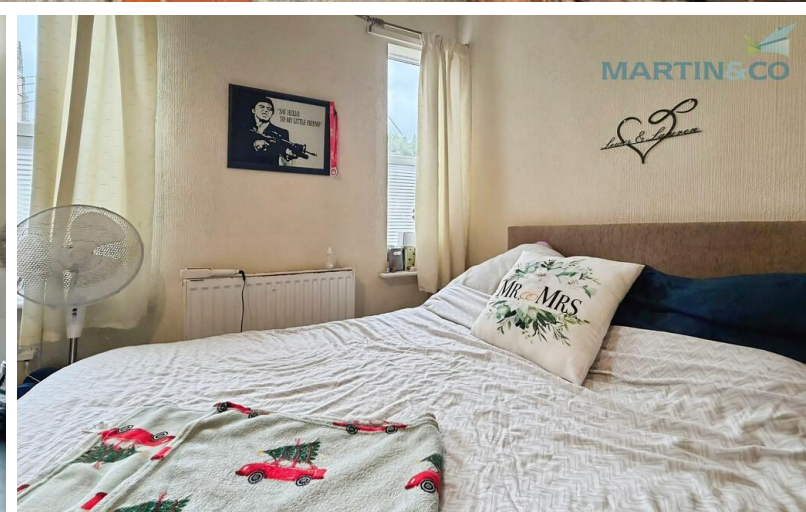


FOR SALE



Scott Street, Gainsborough

3 Bedrooms, 1 Bathroom + GF W/C, Semi-detached house

Offers In Region Of £100,000



Scott Street, Gainsborough

3 Bedrooms, 1 Bathroom + GF W/C

Offers In Region Of £100,000

- *****Investment Property*****
- **Long-Standing Tenant paying £625 p/c/m**
- **Popular Residential Area**
- **Outside WC**
- **Generous kitchen and bedrooms**

ESTABLISHED INVESTMENT OPPORTUNITY – SITTING TENANT IN SITU

Offered for sale with a long-standing sitting tenant in situ, Scott Street is a three-bedroom semi-detached property situated within a popular residential area of Gainsborough.

The property is currently let at £625 per calendar month, with the existing tenant having been in occupation for a considerable period, providing an established rental income for an incoming landlord.

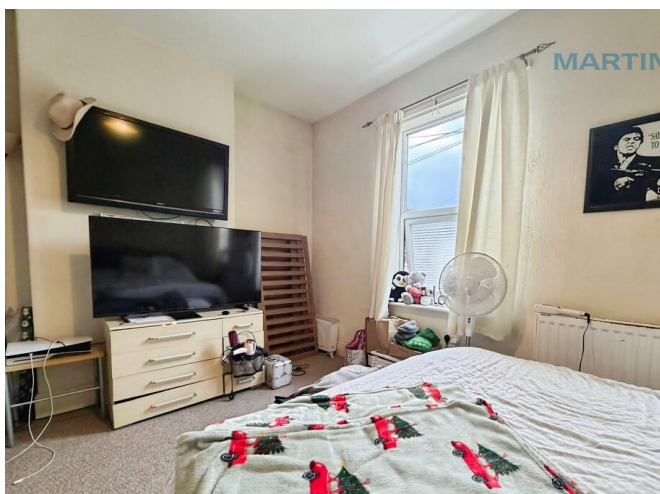
The accommodation offers well-proportioned living space, with an entrance hall leading into two separate reception rooms and a generous-sized kitchen on the ground floor. The property retains a number of original fireplaces, adding character and traditional appeal to the accommodation.

To the first floor are three good-sized bedrooms, together with a modern family bathroom. There are also useful storage options throughout the first floor.

Outside, the property benefits from a good-sized enclosed rear garden, providing considerably more outside space than might typically be expected from this type of property. There is also a useful outside WC, which incorporates additional space suitable for a tumble dryer and storage.

Further benefits include gas central heating, double glazing and an EPC rating of D.

This property provides an opportunity for an investor to acquire an established rental property with a tenant already in occupation and income being generated from completion.





Accommodation

Entrance Hall

Entrance hall providing access to the main ground floor accommodation and stairs rising to the first floor.

Lounge

Well-proportioned reception room with an original fireplace providing an attractive character feature.

Dining Room

Separate second reception room, again benefiting from an original fireplace, providing flexible additional living or dining space.

Kitchen

Generous-sized fitted kitchen with a range of wall and base units and space for the usual appliances, together with access towards the rear of the property.

First Floor Landing

Providing access to all three bedrooms, the bathroom

and useful storage areas.

Bedroom One

Good-sized bedroom with useful storage options.

Bedroom Two

Further well-proportioned bedroom.

Bedroom Three

Good-sized third bedroom, suitable for a variety of uses.

Bathroom

Modern family bathroom.

Outside

The property benefits from a good-sized enclosed rear garden, offering a useful outdoor space for the tenant. To the rear is also an outside WC, which provides additional useful space for a tumble dryer and storage.

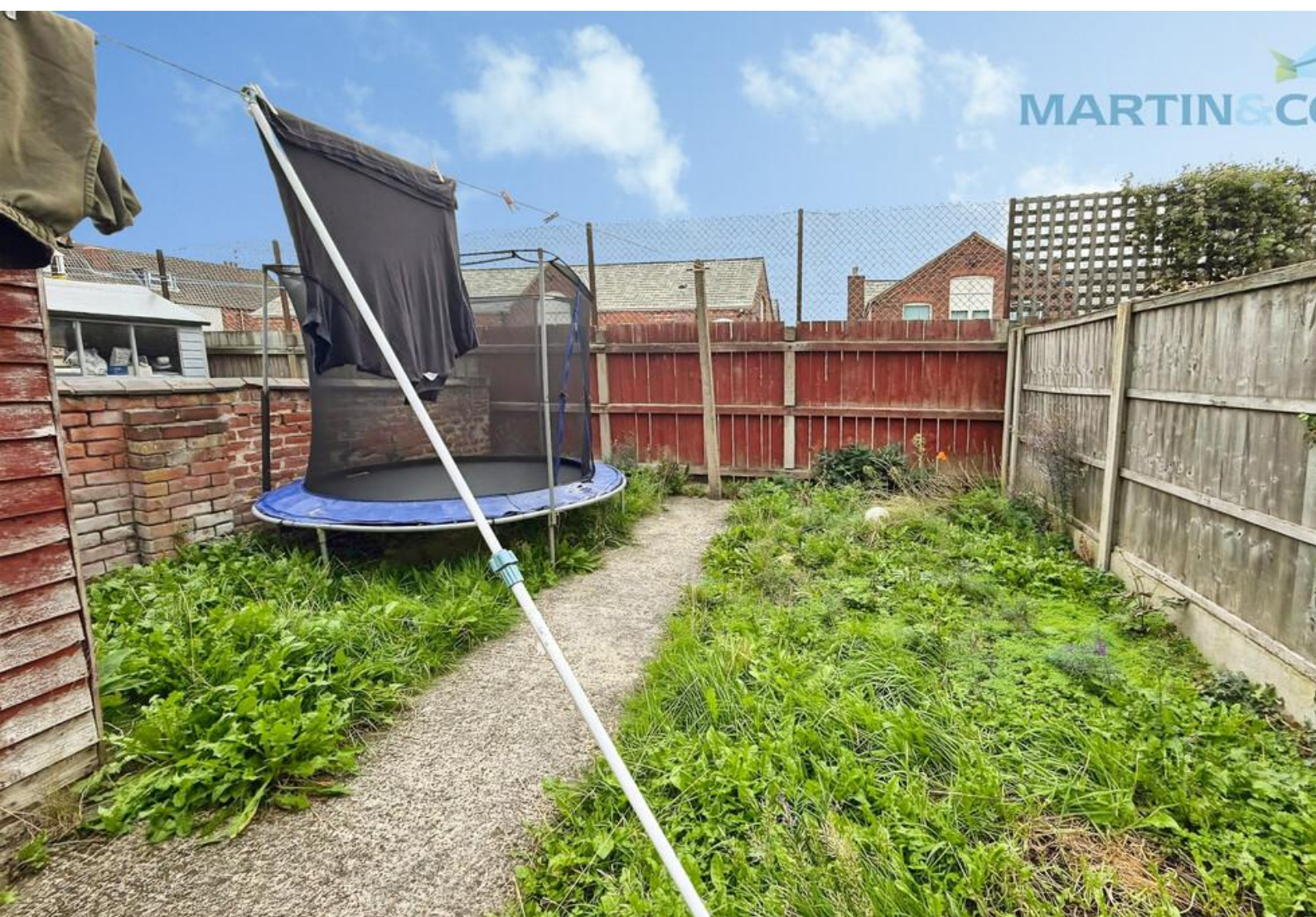


Additional Information

Long-standing sitting tenant in situ
Current rent: £625 per calendar month
Three-bedroom semi-detached house
Popular residential area
Two reception rooms
Generous-sized kitchen
Several original fireplaces
Modern bathroom
Good-sized bedrooms
Useful storage options
Good-sized enclosed rear garden
Outside WC with space for dryer and storage
Gas central heating
Double glazing
EPC rating D



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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.