FOR SALE







Stanley Street, Gainsborough

2 Bedrooms, 1 Bathroom, Terraced

Offers In Region Of £75,000

MARTIN&CO



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Offers In Region Of £75,000

- **Two Bedroom Mid-Terraced House**
- **Current Rent £475 PCM**
- **Two Reception Rooms**
- **Upstairs Bathroom**
- **Front Buffer and enclosed rear yard / garden**



INVESTMENT OPPORTUNITY – TENANT IN SITU - 2 BED MID TERRACE - FRONT & REAR GARDEN / YARD

Offered for sale with an existing tenant in situ, 30 Stanley Street is a two-bedroom mid-terraced house situated within easy reach of Gainsborough town centre and a range of local amenities.

The property is currently let at £475 per calendar month, providing an established rental income for an incoming landlord.

The accommodation briefly comprises an entrance with an original tiled floor, lounge, separate dining room and fitted kitchen to the ground floor, with two bedrooms and the family bathroom located on the first floor.

The property retains several original fireplaces, adding character and period appeal, alongside more modern benefits including gas central heating and double glazing.

Externally, there is a small front buffer garden together with an enclosed rear yard for low maintenance.

The property represents an opportunity for landlords seeking an affordable investment with a tenant already in occupation and rental income being generated from completion.

Accommodation

Entrance
Entrance area featuring an attractive original tiled floor, with access into the main reception rooms.



Lounge
Front-facing reception room featuring one of the property's original fireplaces, with access through to the remainder of the ground floor accommodation.

Dining Room
Separate second reception room, also retaining an original fireplace, with access towards the kitchen and stairs rising to the first floor.

Kitchen
Fitted kitchen with a range of wall and base units and space for the usual appliances.

First Floor Landing
Providing access to both bedrooms and the bathroom.

Bedroom One
Front-facing double bedroom.

Bedroom Two
Further bedroom positioned to the rear of the property.

Bathroom
Upstairs bathroom.

Outside
The property has a small front buffer garden and an enclosed rear yard.

Additional Information

Current rent: £475 per calendar month
Several original fireplaces retained
Original tiled entrance floor
Gas central heating
Double glazing
Council Tax Band A
Mid-terraced house
Convenient location for Gainsborough town centre and local amenities
Offered for sale as an investment with the existing tenancy





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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