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Green Lane, Kettering

BELVOIR!

£300,000 Freehold





Key Features

> Investment Opportunity
> House of Multiple Occupation (HMO)
> Current annual yield of 10.25%
> 8 Bedsits
> Tenure: Freehold
> Council Tax B
> EPC rating E

UNIQUE INVESTMENT OPPORTUNITY | 13.8% POTENTIAL ANNUAL YIELD | NO ONWARD CHAIN

An exceptional investment opportunity offering an impressive current annual yield of 10.25% (less disbursements), with further potential yield of 13.8% (less disbursements). This substantial & characterful property comprises eight bedsits arranged over three floors, presenting an exciting opportunity for investors seeking an established income-producing asset with potential for further returns.

Offered with NO ONWARD CHAIN, the property combines attractive investment credentials with a wealth of original period features, making it a compelling proposition for both seasoned landlords & investors looking to expand their portfolio.

The accommodation is thoughtfully arranged across three floors. The ground floor provides three bedsits, with a further three bedsits located on the first floor, alongside two shower rooms & a separate WC. The upper floor accommodates the largest of the bedsits, complemented by additional attic space. A further self-contained bedsit is situated to the rear of the property, accessed via its own private entrance & benefiting from its own shower facilities.

Each bedsit is equipped with its own kitchenette, comprising an electric freestanding cooker, sink & plumbing for a washing machine, together with an individual electric top-up meter. These practical features offer convenience for occupants & provide a clearly defined utility arrangement for the property.

Externally, the property benefits from a low-maintenance rear garden, providing valuable outdoor space without the burden of extensive upkeep. Additional storage is available within the cellar & storage cupboard, while the building retains a wealth of period charm, including an attractive internal hallway arch, picture rails & fireplaces to some bedsits, adding character & individuality rarely found in investment properties of this nature.

Importantly, the property benefits from key fire safety & electrical provisions, including emergency lighting, fire doors & Electrical Installation Condition Reports (EICRs), providing an important consideration for prospective investors.

Investment highlights include:

Seven bedsits arranged over three floors
Impressive current annual yield of 10.25%, less disbursements
Potential annual yield of 13.8%, less disbursements





Individual kitchenettes with cooking & washing facilities
Individual electric top-up meters
Self-contained rear bedsit with private entrance & shower facilities
Two additional shower rooms & WC on the first floor
Useful cellar storage & additional attic space
Enclosed, low-maintenance rear garden
Original period features throughout
Emergency lighting, fire doors and EICRs in place
NO ONWARD CHAIN

A rare opportunity to acquire a substantial, character-filled investment property offering an attractive current yield & the prospect of further income potential. With eight bedsits, practical facilities & a host of appealing features, this is an opportunity not to be overlooked by investors seeking a distinctive addition to their portfolio.

Early viewing is highly recommended to appreciate the property's layout, character & investment appeal.

Porch
Storm porch, Minton style tiled flooring, double glazed door entering property.

Entrance Hall
Double glazed door to front, double full-length window to front, original ornate internal archway, carpet to flooring, emergency lighting, push timer lighting, door to cellar, stairs rising to first floor.

Bedsit One
Double glazed bay window to front, fireplace, storage heater, carpet to flooring, ceiling light, electrical consumer unit with top up meter.

Kitchenette comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, tiled splash backs, over sink compact electric water heater, freestanding electric cooker, space for washing machine, space for under counter appliance, vinyl to flooring.

Bedsit Two
3.93m x 3.46m (12'11" x 11'5")
Double glazed window to rear, fireplace, storage heater, carpet to flooring, ceiling light, electrical consumer unit with top up meter, extractor fan.

Kitchenette comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, tiled splash backs, over sink compact electric water heater, freestanding electric cooker, space for washing machine, space for under counter appliance, vinyl to flooring.

Bedsit Three
Double glazed window to rear, fireplace, storage heater, carpet to flooring, ceiling light, electrical consumer unit with top up meter, extractor fan.

Kitchenette comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, tiled splash backs, over sink compact electric water heater, freestanding electric cooker, space for washing machine, space for under counter appliance, vinyl to flooring.

Bedsit Eight
3.88m x 3.65m (12'8" x 12'0")
Two double glazed windows to side, fireplace, storage heater, carpet to flooring, ceiling light, electrical consumer unit with top up meter, extractor fan.

Kitchenette comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, tiled splash backs, over sink compact electric water heater, freestanding electric cooker, space for washing machine, space for under counter appliance, vinyl to flooring.

Shower Room Three
2.34m x 1.18m (7'8" x 3'11")
Single shower enclosure, part tiled walls, vinyl to flooring, ceiling light.

WC Two
1.12m x 0.97m (3'8" x 3'2")
Low level WC, wall mounted wash hand basin, over basin compact electric water heater, ceiling light, vinyl to flooring.

First Floor Landing
Carpet to flooring, emergency lighting, push timer lighting, stairs rising to second floor, stairs descending to ground floor, split level between original building (front) & extension (rear).

Bedsit Four
3.95m x 3.45m (13'0" x 11'4")
Double glazed window to front, picture rails, fireplace, built in wardrobes, storage heater, carpet to flooring, ceiling light, electrical consumer unit with top up meter, extractor fan.





Bedsit Five
Double glazed window to rear, fireplace, storage heater, carpet to flooring, ceiling light, electrical consumer unit with top up meter, extractor fan.

Kitchenette comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, tiled splash backs, over sink compact electric water heater, freestanding electric cooker, space for washing machine, space for under counter appliance, vinyl to flooring.

Bedsit Six
3.84m x 3.64m (12'7" x 11'11")
Double glazed window to side, fireplace, storage heater, carpet to flooring, ceiling light, electrical consumer unit with top up meter, extractor fan.

Kitchenette comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, tiled splash backs, over sink compact electric water heater, freestanding electric cooker, space for washing machine, space for under counter appliance vinyl to flooring.

Shower Room One
2.96m x 2.7m (9'8" x 8'11")
Double glazed window to side, single shower enclosure, low level WC, pedestal wash hand basin, tiled splash backs, extractor fan, over basin compact electric water heater, ceiling light, extractor fan.

Storage
2.69m x 1.74m (8'10" x 5'8")
Vinyl to flooring, ceiling light.

Shower Room Two
2.62m x 1.8m (8'7" x 5'11")
Double glazed window to side, single shower enclosure, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, over basin compact electric water heater, ceiling light, extractor fan.

WC One
2m x 0.77m (6'7" x 2'6")
Double glazed window to side, low level WC, wall mounted wash hand basin, tiled splash backs, vinyl to flooring.

Second Floor Landing
Sky light, carpet to flooring, ceiling light, stairs descending to ground floor.

Bedsit Seven
6.17m x 5.55m (20'2" x 18'2")
Double glazed window to front, sky light to rear, fireplace, storage heater, eave storage, loft access, carpet to flooring, ceiling light, electrical consumer unit with top up meter, extractor fan.

Kitchenette comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, tiled splash backs, over sink compact electric water heater, freestanding electric cooker, space for washing machine, space for under counter appliance, vinyl to flooring.

Attic
5.8m x 5.48m (19'0" x 18'0")
Lighting.

Cellar
4.62m x 3.73m (15'2" x 12'2")
Lighting.

External
Front - Walled frontage, low maintenance.

Rear - Walled frontage, low maintenance.

Agents Notes
Sold as seen.

Investment opportunity. Please note that due to access restrictions not all rooms are currently shown in the photos and some rooms require measurements which will follow.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Money Laundering Regulations: Buyers will be required to provide identification documents once an offer is accepted to complete anti-money laundering (AML) checks. A fee applies per person.







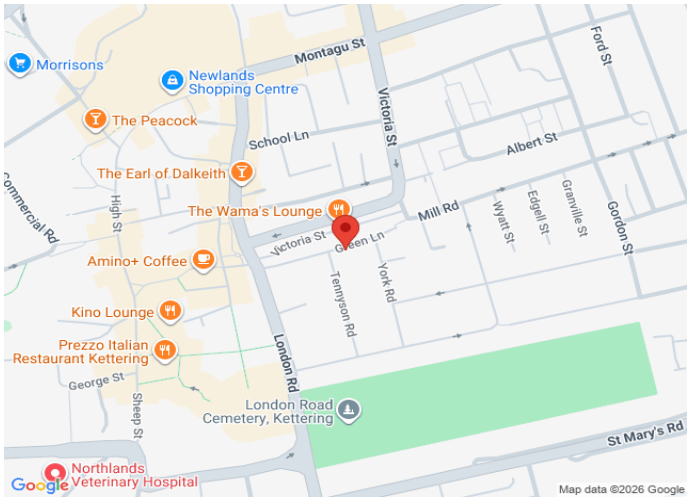




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Plan produced using PlanUp.





Contact us today to arrange a viewing...

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