FOR SALE







Peet Street , Derby

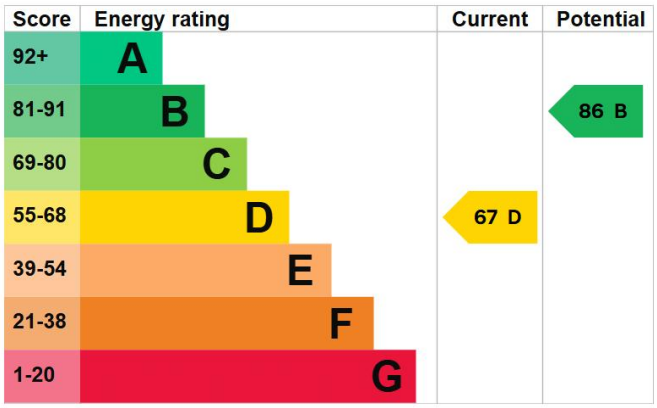
4 Bedrooms, 4 Bathroom, Shared House

£230,000

MARTIN&CO



- **HMO Fully Tenanted**
- **Four Rooms**
- **Currently generating £1770 per month**
- **Four Shower Rooms**
- **Student living**
- **Freehold**
- **Close to Derby City Centre**



LOCATION Located close to Derby city centre, the property enjoys a convenient position with easy access to the city centre and surrounding areas. A range of local amenities, shops, schools and public transport links are all within easy reach, whilst Derby city centre provides an extensive choice of shopping, dining, leisure and employment opportunities.

The property also benefits from convenient access to the University of Derby and the Royal Derby Hospital, making the location particularly appealing to students, university staff and healthcare professionals. This accessibility, together with the range of amenities available nearby, is likely to support strong rental demand and help to minimise potential void periods.

Overall, the location provides a convenient and well-connected setting, making the property an appealing option for tenants seeking easy access to Derby city centre, the university, hospital and the wider amenities and attractions the city has to offer.

PROPERTY DETAILS Offered for sale is this well presented four bedroom HMO, being sold with tenants in situ.
Three rooms benefit from ensuite facility with shower, wash basin and WC, with the remaining room having access to the off-suite.
With all rooms currently tenanted the property generates £1770 per calendar month (£20,620 per annum).





Please note the above rental amount may change depending on any rooms that may be unoccupied

For further information on the lettings market in Derby, please contact Maddie Squire at maddie.squire@martinco.com.

IMPORTANT INFORMATION
The current owner has given us a list of costs as below.

32.79 Boiler Insurance
14.95 TV Licence
43.80 Virgin Media Internet
135.29 Eon Utilities
129.99 Water
30.76 Insurance

The property is located close to Derby City Centre and proves to be a sought after location for tenants.

Room 1 - 13ft 2 x 10ft 2
Room 2 - 13ft 8 x 7ft 9
Room 3 - 20ft x 8ft 4
Room 4 - 12ft x 12ft

CERTIFICATES The current owners have provided certificates all of which are available upon request.

LETTINGS NOTES The property comprises four rooms to let, all of which are currently occupied by tenants, generating a combined rental income of £1,770 PCM.







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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.