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53 Wellington Street, Gloucester, GL1 1RD

£475,000

A rare opportunity to acquire a “Ready to Rent” investment SIX ENSUITE Bedrooms and one self contained studio flat. Ideal for student let , HMO or care/assisted living, Situated in a central location close To all local amenities.

Having been extended and completely renovated throughout, comprising of Six Ensuite bedrooms , communal kitchen, Utility and self contained studio flat.

Could this be the ideal investment property? rental return £5300.00 PCM, based on the asking price the yield is 12.7 % gross (approx.) **VACANT POSSESSION**

Entrance Hall

WC

Utility

Communal Kitchen/Dining Room 17'11 x 14'6
(5.46m x 4.42m)

Ensuite Bedroom 14'6 x 11'5 (4.42m x 3.48m)

FIRST FLOOR

Ensuite Bedroom 14'6 x 9'5 (4.42m x 2.87m)

Ensuite Bedroom 10'6 x 11'1 (3.20m x 3.38m)

Ensuite Bedroom 13'3 x 11'1 (4.04m x 3.38m)

Ensuite Bedroom 10'10 x 10'10 (3.30m x 3.30m)

Ensuite Bedroom 14'6 x 9'10 (4.42m x 3.00m)

Ground Floor Studio

Bedroom 14'8 x 14'8 (4.47m x 4.47m)

Shower Room

Kitchen/Dining Room 11'6 x 10'6 (3.51m x 3.20m)

Useful Information

Laminate flooring for easy maintenance

Thermostat controls for heating in each rooms

Trip switches in each room

Metered electric for each room (Pay as you go)

Stop taps for each room

Utility area housing washing machines x2

Coded locks for each room

Censored lighting communal areas

Fitted blinds

Furniture and appliances included

2 x parking

HMO license (currently in progress)

OUTSIDE

Parking to the front for two vehicles, access to the main building (gate to be installed) and separate access to the ground floor studio flat this will be gated also with the benefit of the small courtyard.

Services

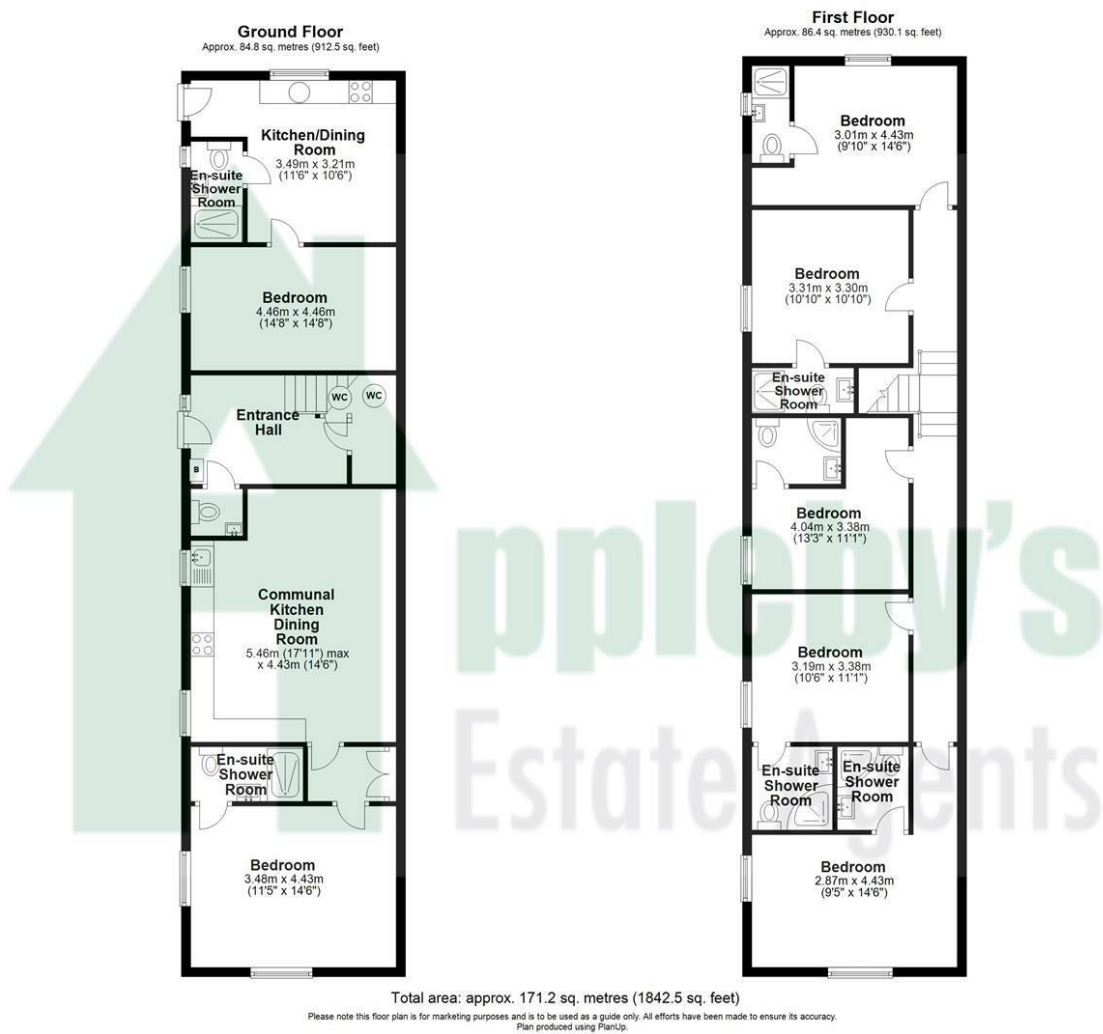
Mains Drainage and Gas Central heating

Gloucester City Council

Tenure

Freehold

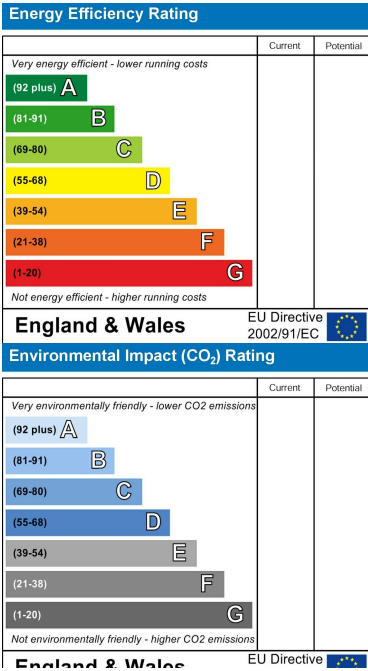
Floor Plan



Area Map



Energy Efficiency Graph



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