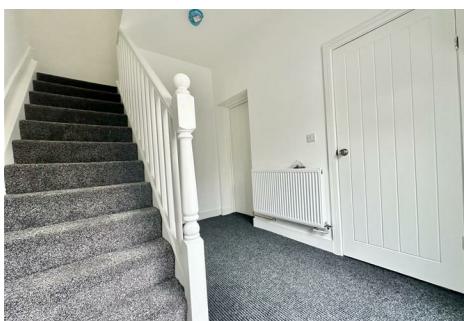




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## 53 Wellington Street, Gloucester, GL1 1RD

**£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