



Old Hinckley Road Nuneaton CV10 0AA

hawkins

Sales and Lettings

Trustworthy, Reliable, Responsive





Offers in Excess of £325,000

Key Features

- Excellent rental investment opportunity
- Converted house into four separate flats
- Central location / close to town and train station
- Rental income likely to be £24,000 per annum / 7% + yield
- Electric heating, double glazing and good order throughout
 - Parking and garden to the rear
- No upward chain. Vacant possession.
- INDIVIDUAL EPC RATINGS - D TO E





The Property

*** EXCELLENT INVESTMENT OPPORTUNITY *** Here is a rare and exciting opportunity to acquire a large freehold traditional detached home in excess of 1950sq ft which has been converted into four flats to provide a rental income of £24,000 per annum (gross figures and based on full occupation).

The property was converted from a family home into the original three flats: Lower Deck, Upper Deck and Top Deck in the mid 1970s and The Firs was added to the rear in 2015. Each flat is presented in excellent order throughout and benefits from electric heating, double glazing, parking to the rear and shared rear garden.

Offered for sale with no chain and being centrally located, close to the town centre, railway station and sold with EICR certificates this is a fantastic opportunity to start or expand your property portfolio. INDIVIDUAL EPC RATINGS - D TO E



Communal Entrance Hall

Having obscure uPVC double glazed entrance door, built-in storage cupboard housing electric meters and consumer units, coved ceiling, staircase to the first floor and door to:

LOWER DECK

Hall

Having entrance door, smoke alarm and doors to:

Lounge/Kitchen

12'3" max x 17'2" into bay

Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, breakfast bar, inset single drainer sink with mixer tap, built in oven, four ring hob with chimney style extractor hood over, integrated washing machine and fridge, wood effect vinyl flooring to Kitchen area, smoke alarm, wall mounted electric storage heater, fitted electric fire and uPVC double glazed bay window to the front.

Bedroom

11'5" max x 10'9" plus wardrobe depth

Having wall mounted electric storage heater, uPVC double glazed window to the rear and built- in 3 door wardrobe, chest of drawers and double door airing cupboard housing the hot water tank.

Shower Room

5'10" x 6'11"

Having a white suite comprising: -low level w.c., pedestal wash hand basin, corner shower cubicle with built-in fitment, tiled splash backs, wood effect vinyl flooring, heated towel rail and extractor fan.

First Floor Landing

Having staircase to the second floor and door to:

UPPER DECK

Lounge

12'9" x 11'4"

Having entrance door from the landing, wall mounted electric storage heater, uPVC double glazed window to the rear, laminate wooden flooring and opening to:

Breakfast Kitchen

10'5" x 11'2"

Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in oven, four ring hob with chimney style extractor hood over, space and plumbing for automatic washing machine, integrated slimline dishwasher and fridge, electric storage heater, laminate wooden flooring and uPVC double glazed window to the side.

Bedroom

12'11" max x 9'11" max

Having wall mounted electric storage heater, laminate wooden flooring, freestanding wardrobe and uPVC double glazed window to the front.

Shower Room

12'11" max x 7'2" max

Having a white suite comprising: -low level w.c., pedestal wash hand basin, shower cubicle with built-in fitment, tiled splash backs, laminate wooden flooring, built-in airing cupboard housing hot water tank, electric fan heater, extractor fan and obscure uPVC double glazed window to the front.

Second Floor Landing

Having door to:

TOP DECK

Hall

Having entrance door from the second-floor landing, electric storage heater, wood effect vinyl flooring, smoke alarm and doors to:





Lounge/Kitchen

11'7" x 19'4"

Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, space for cooker and upright fridge freezer, space and plumbing for automatic washing machine, wood effect vinyl flooring, electric storage heater, extractor fan, smoke alarm and Velux double glazed roof windows to the front and rear.

Bedroom

10'3"max x 6'11"max

Having wood effect vinyl flooring, fitted bed base and Velux double glazed window.

Bathroom

7'11" max x 7'4" max

Having a white suite comprising: -low level w.c., wash hand basin, panelled bath with Triton shower fitment over, tiled splash backs, vinyl flooring, extractor fan, loft access, heated towel rail, Velux double glazed window to the front and built-in airing cupboard housing the hot water tank.

THE FIRS

Breakfast Kitchen

10'6" x 14'6" max

Having uPVC double glazed double opening entrance doors from the parking area, a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, breakfast bar, inset single drainer circular sink with mixer tap, hot water tank in under sink cupboard, built in oven, four ring hob with integrated extractor hood over, integrated washing machine, slimline dishwasher and fridge/freezer, wood effect flooring, wall light, electric panel heater, uPVC double glazed window to the side, opening to Lounge, door to Shower Room and feature staircase to the mezzanine Bedroom.

Lounge

11'6" x 10'8"

Having electric panel heater, uPVC double glazed window to the side, built-in double door cabinet housing the consumer unit, wall mounted electric fire, wood effect flooring and wall light points.

Shower Room

3'4" max x 10'8"

Having a white suite comprising: -low level w.c., pedestal wash hand basin, shower cubicle with Bristan fitment, tiled splash backs, wood effect flooring, extractor fan, heated towel rail and obscure uPVC double glazed window to the rear.

Mezzanine Bedroom

12'7" x 10'8"

Having exposed brickwork, vaulted ceiling, electric panel heater, Velux double glazed roof window and uPVC double glazed window to the rear.

Outside

To the front of the property is a walled fore garden, path to the front door and mature tree. There is a driveway to the side of the property leading to a good-sized parking area for four / five vehicles and to the extreme rear of the garden beyond the parking area is a lawn, steppingstone path, mature trees, fenced and walled boundaries.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc. or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: A for each individual flat

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.











To view this beautiful home, please call
Hawkins on 02476 374 949

Floorplan

GROUND FLOOR 769.20 sq. ft. (71.46 sq. m.)
1ST FLOOR 750.44 sq. ft. (69.72 sq. m.)



2ND FLOOR 438.62 sq. ft. (40.75 sq. m.)

TOTAL FLOOR AREA : 1958.26 sq. ft. (181.93 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Our Testimonials

The service I received from Hawkins selling my house was brilliant. It was an anxious roller coaster for me due to house chains falling through but Hawkins from the start till the finish were helpful, enthusiastic, calmed me down when things got difficult gave me belief that I would have a happy outcome. All the staff I spoke to, including the ladies in office Nadine, Kelly, Paige were so lovely and made me feel a valued client. Would recommend.

Lisa Bailey

Absolutely brilliant service from Hawkins. Paige went above and beyond to fit us in for house viewings and made the application process so easy and simple. Everyone at Hawkins has been consistently professional and friendly every step of the way. I would 100% recommend.

Bethan Edwards

Found Hawkins to be very professional, spoke to a lovely lady called Paige, very polite, friendly and understanding, would use again.

Mary Reilly

Fantastic service. We recently viewed a house through Hawkins Nuneaton. We were shown around by Kelly, who was friendly, helpful, and well informed. We put an offer in on the house, and throughout this process the team was supportive and responsive, always acknowledging and responding to our emails quickly. Unfortunately, we didn't get the house in the end, but we appreciate the professional and warm service. In particular, thanks to Kelly and Paige, and to David who took the time to write us a long and helpful email even after the process was complete.

Sam Meyrick

Very efficient service for selling houses. Steve was very quick with photos and description and realistic with valuations. Amanda is amazing, the best chaser ever, she is always ahead of the game and is constantly checking in with the buyer and the solicitors to get your property to completion asap. A pleasure to do business with and the only estate agent we will now use for our business

Rebecca Fash

Very happy with how the team at Hawkins handled my mum's recent house sale. Particular thanks to Amanda for her help and support.

Claire Ramsden

Fantastic estate agents and would highly recommend all of the team. We have used them for selling our houses and finding us a tenant. On all occasions they have been swift and professional and we will continue to use them in the future. A big thank you to Amanda, Andrew and Jo.

Anthony Chapman

Sold my House through Hawkins in Bedworth, The whole team was friendly and helpful from start to finish. Would have no hesitation in recommending them to others.

Clive

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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ARCHITECTURE

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BLOCK
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