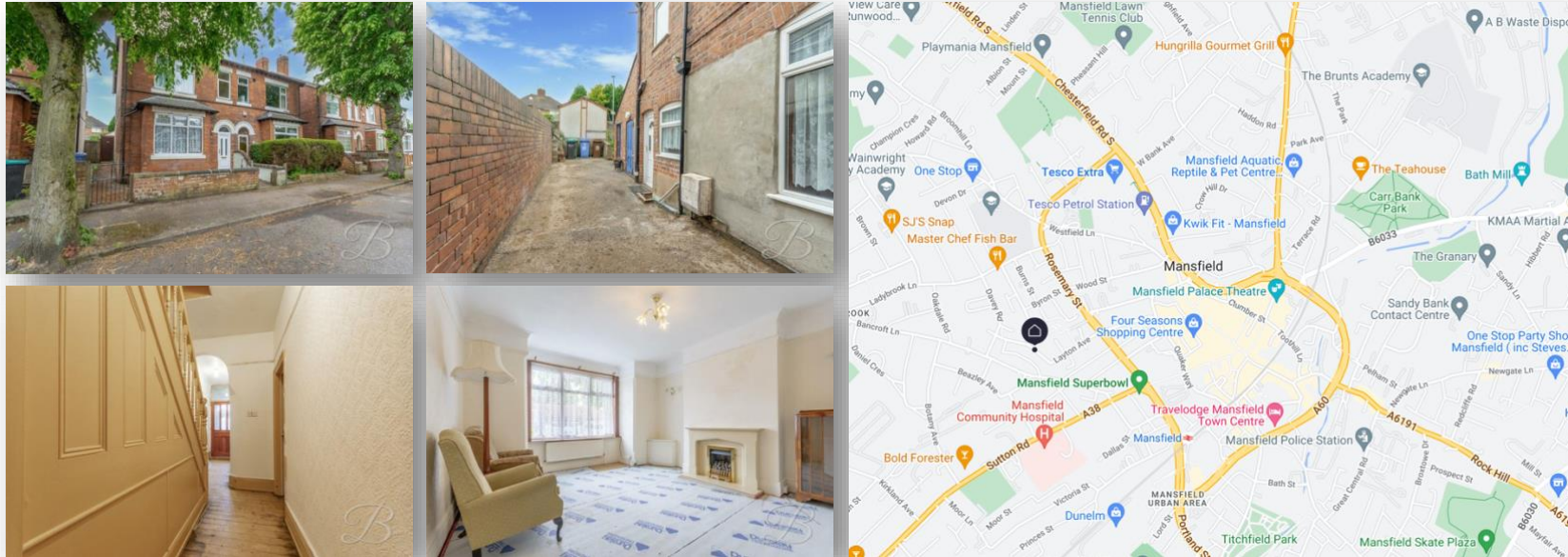


# 4-Bedroom House Converted to a 9-Bed with 9-Ensuite HMO

Leyton Avenue, Mansfield NG18 5PJ



## Features

- Mansfield Station(0.4 miles)
- APTCOO – A Place to Call Our Own (0.2 miles)
- Wainwright Primary Academy (0.4 miles)
- Mansfield Woodhouse Station(1.3 miles)
- St Philip Neri With St Bede Catholic Voluntary Academy (0.4 miles)
- Sutton Parkway Station (2.7 miles)
- Sutton Road Primary School (0.4 miles)

Distances are straight line measurements from the centre of the postcode.



## Purchase Details

Deal price: **£188,995**

Purchase price: **£190,000**

Mortgage at 70% LTV: **£133,000**

Monthly mortgage payments at 5%: **£555**

Deposit: **£57,000**

Refurb cost: **£125,000**

Sourcing fee: **£6,995**

(to include sourcing, overseeing the mortgage application and completion, refinance application after works completed and the tenant find process)

## Re-Mortgage Figures

Estimated cash returned after 6 months:

**£242,000**

Estimated market value after works:

**£500,000**

Mortgage after works at 80% LTV:

**£375,000**

Monthly mortgage payments at 5%: **£1563**

Market rent: **£5,355** (This is based on 5 rooms at **£595 pcm**)

Gross monthly cash flow: **£3,792**

## Property Description

This is a four-bedroom family home in Mansfield, ideal for renovation and personalization. It is conveniently located near shops and amenities, and within walking distance to the town centre. The property features a spacious interior with three reception rooms, including a living room with a feature fireplace, a dining room, and an additional sitting room/home office/playroom. The kitchen has space for customization and includes a pantry. Upstairs, there are four good-sized bedrooms offering flexibility for customization. The family bathroom features a spacious three-piece suite with a fitted bath. Outside, there is a low-maintenance rear yard with paving, mature shrubs, a surrounding fence, and an outdoor WC. Additionally, there is a single garage at the rear of the property.



6 Bed with 6 Ensuite HMO  
Layton Avenue, Mansfield NG18 5PJ

## Accommodation

### Entrance Hall

With central heating radiator, stairs leading up to the first floor and access into;

### Living Room - 4.09 x 4.16 (13'5" x 13'7")

With feature fireplace, central heating radiator and window to the front elevation.

### Dining Room - 3.36 x 3.72 (11'0" x 12'2")

With feature fireplace, central heating radiator and window to the rear elevation.

### Sitting Room - 3.35 x 3.68 (10'11" x 12'0")

With feature fireplace, central heating radiator and window to the side elevation.

### Kitchen - 2.10 x 3.68 (6'10" x 12'0")

With space to install a fitted kitchen, pantry, window to the side elevation and a door leading outside.

**Landing** - With access into;

### Bedroom One - 3.37 x 4.09 (11'0" x 13'5")

With feature fireplace, central heating radiator and window to the front elevation.

### Bedroom Two - 3.37 x 3.74 (11'0" x 12'3")

With feature fireplace, central heating radiator and window to the rear elevation.

### Bedroom Three - 2.75 x 3.35 (9'0" x 10'11")

With central heating radiator and window to the side elevation.

### Bedroom Four - 1.83 x 3.15 (6'0" x 10'4")

With central heating radiator and window to the front elevation.

### Bathroom - 2.06 x 3.69 (6'9" x 12'1")

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, central heating radiator and opaque window to the side elevation.

### Outside

Featuring a low-maintenance garden to the rear with paving, shrubs, surrounding fence and an outdoor WC. There's also a single garage to the rear of the property.



## 6 Bed with 6 Ensuite HMO

Layton Avenue, Mansfield NG18 5PJ

### Schedule of Works

To reconfigure the exiting layout to create 9 bedroom with 9 ensuite HMO, to include a kitchen and reception room. To include a loft conversion to accommodate 2 en suite rooms  
New fully integrated kitchen with cooker, hob and extractor fan.  
All ensuites to have a shower cubicle, toilet and vanity skin also a heated towel rail.  
Full electrical rewire with chrome finish and emergency smoke detectors, heat detectors and smoke alarms.  
New boiler and unvented water cylinder also new radiators throughout.  
Damp proof course and replastered throughout.  
Redecoration throughout.  
New flooring throughout.

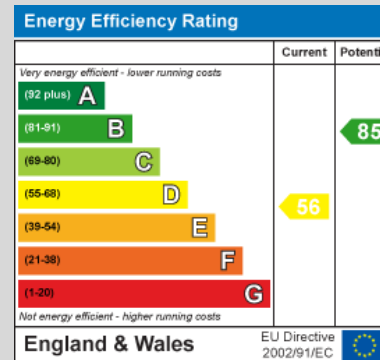
### Further Information

Additional information can be found at the following data room:  
[https://www.rightmove.co.uk/properties/135874280/#?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/135874280/#?channel=RES_BUY)

### Viewing Information

If you are interested in viewing the portfolio, please register your interest with Sammy Dove – 07534 726199.

### Energy performance Certificate



Great HMO opportunity  
9 rooms with 9 ensuite  
HMO

Great monthly cash flow

Refurbishment included

Good transport links  
nearby

### Contact Information

For Further information please contact:

Sammy Dove  
+44 (0) 7534 726199

