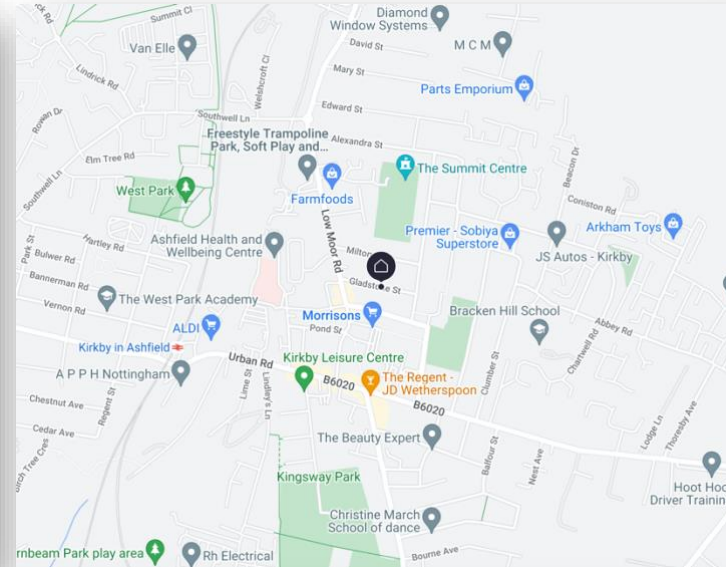


# 4-Bedroom House Converted to a 6-Bed | 6-Ensuit HMO

Gladstone Street, Kirkby-in-Ashfield, Nottingham NG17



## Features

- Link Detached Family Home
- Garage
- Modern Fitted Kitchen
- EPC Rating Grade is D
- Excellent Links M1
- Two Reception Rooms
- Kirkby-in-Ashfield Station (0.4 miles)
- Sutton Parkway Station (0.8 miles)
- Newstead Station (2.4 miles)

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



## Purchase Details

Deal price: **£104,750**

Purchase price: **£145,000**

Mortgage at 75% LTV: **£108,750**

Monthly mortgage payments at 5%: **£453**

Deposit: **£36,250**

Refurb cost: **£63,000**

Sourcing fee: **£5,500**

(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:  
**£116,250**

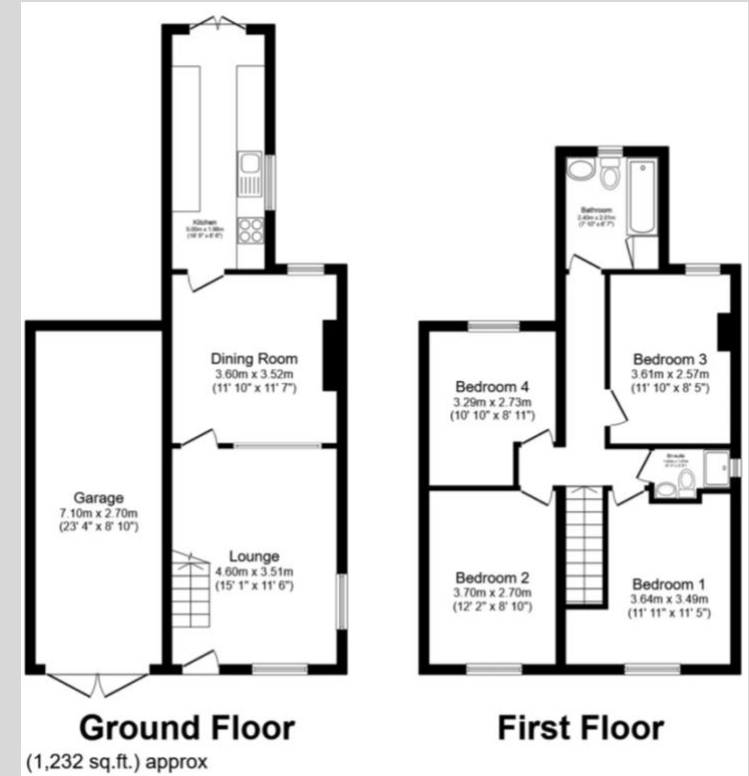
Estimated market value after works:  
**£300,000**

Mortgage after works at 75% LTV:  
**£225,000**

Monthly mortgage payments at 5%: **£1,125**

Market rent: **£3,750** (This is based on 5 rooms at **£625 pcm**)

Gross monthly cash flow: **£2,625**



## Property Description

WOW What a FIND!!! This Link Detached Home offers versatile living at it's best with a spacious reception lounge & feature window wall divider & separate dining room along with a modern fitted kitchen with French doors opening to the garden. To the First Floor are Four DOUBLE Bedrooms & a modern family Bathroom & separate shower room W/C. Externally to the rear is an enclosed well established rear garden. Early Viewings are advised on the No upward Chain Home.

## Location

Excellent Links to the M1 Junction 28 & 27, A38 & A611 along with all other major road networks locally. Within walking distance to Kirkby Center where you will find a good selection of shops, eateries & takeaways, library & doctors along with all other amenities.



6-Bed | 6 Ensuite HMO  
Gladstone Street, Kirkby-in-Ashfield, Nottingham NG17

## Accommodation

### Reception Lounge 4.6m x 3.5m

Having a upvc double window & glazed door to the front elevation, stairs off to the first floor accommodation, plenty of space for furniture & feature smoked glass window divider & door to the dining room.

### Dining Room 3.6m x 3.53m

A welcoming room with a upvc double glazed window to the rear elevation.

### Kitchen 3.6m x 3.53m

Fitted with a modern range of wall & base units with worksurfaces over incorporating a ceramic hob with electric below oven, spaces for further appliances, a upvc double glazed window to the rear elevation & upvc double glazed French doors opening to the rear garden.

### First Floor Landing

#### Bedroom 1 3.63m x 3.48m

A good sized double room with two upvc double glazed windows to the front elevation

#### Bedroom 2 3.7m x 2.7m

Another good sized room with a upvc double glazed window to the front elevation.

#### Bedroom 3 3.6m x 2.57m

Having a upvc double glazed window to the rear elevation.

#### Bedroom 4 3.3m x 2.72m

Having a upvc double glazed window to the rear elevation.

### Bathroom W/C 2.4m x 2.62m

Having a three piece suite in white comprising of a bath, low flush W/C, wash hand basin, upvc double glazed window to the rear elevation & storage cupboard housing the gas boiler.

### Shower Room W/C 1.63m x 1.12m

Comprising of a shower, low flush W/C wash hand basin & tiled walls.

### Rear Garden

The well established rear garden is lovely with an array of colour, plants & shrubbery.



6-Bed | 6-Ensuite HMO  
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### Schedule of Works

To reconfigure the exiting layout to create 5 bedroom with 5 ensuite HMO, to include a kitchen and reception room and a single story extension to the existing kitchen.  
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.

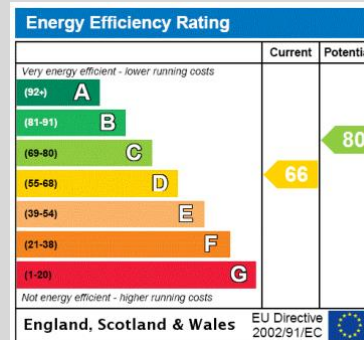
### Further Information

Additional information can be found at the following data room:  
[https://www.rightmove.co.uk/properties/136610819/#?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/136610819/#?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  
6-Bed | 6-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

