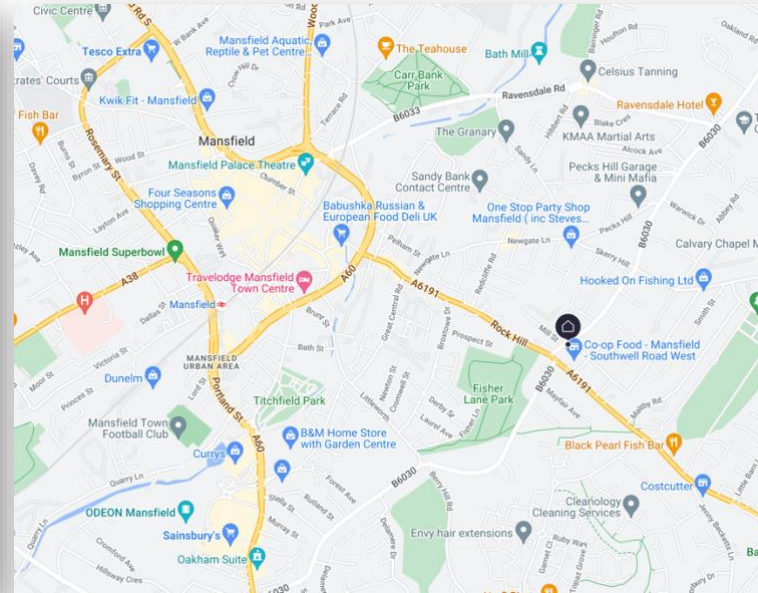


2-Bedroom House Converted to a 5-Bed | 5-Ensuite HMO

Carter Lane, Mansfield Nottingham



Features

- Mansfield Station (0.8 miles)
- Mansfield Woodhouse Station (1.8 miles)
- Sutton Parkway Station (3.3 miles)
- Semi-Detached
- Two Receptions
- Upvc Double Glazed
- Council Tax Band A
- Two Bedrooms
- Gas Central Heating
- Currently Tenanted

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



Purchase Details

Deal price: £104,250

Purchase price: £115,000

Mortgage at 75% LTV: £86,250

Monthly mortgage payments at 5%: £360

Deposit: £28,750

Refurb cost: £70,000

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:
£113,750

Estimated market value after works:
£250,000

Mortgage after works at 80% LTV:
£200,000

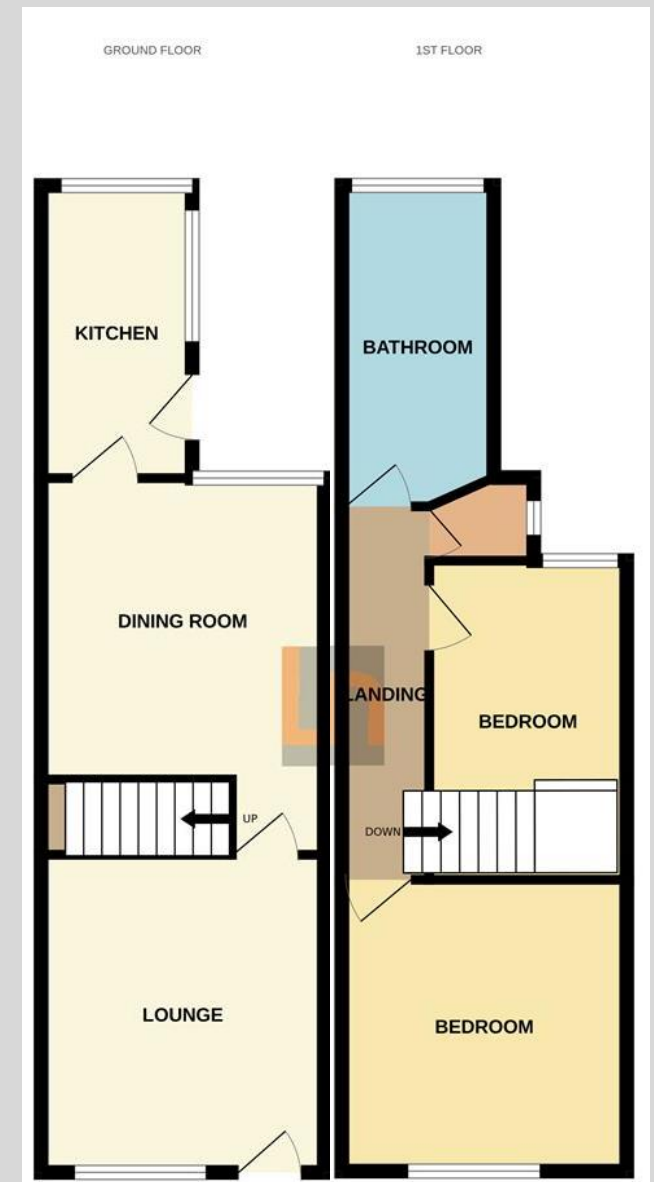
Monthly mortgage payments at 5%: £833

Market rent: £2,975 (This is based on 5
rooms at £595 pcm)

Gross monthly cash flow: £2,142

Property Description

Location would like to offer this Two Bedroom Semi Detached house for sale, it will benefit from some modernisation, ideal for an investor. Situated a short walk from the town centre and local amenities. The accommodation on offer comprises; Two reception rooms, and Kitchen to the ground floor, and to the first floor, Two good sized bedrooms, box room and family bathroom. Garden to the rear with external brick built storage. Council Tax band A.



5-Bed | 5 Ensuite HMO
Carter Lane, Mansfield Nottingham

Accommodation

Reception Room - 3.66m x 3.35m (12'64" x 11'80") -

Lounge - 3.66m x 3.66m (12'69" x 12'98") -

Kitchen Diner - 3.96m x 2.44m (13'68" x 8'53") -

Stairs And Landing -

Bedroom One - 3.66m x 3.35m (12'69" x 11'80") -

Bedroom Two - 4.01m x 2.74m (13'02" x 9'69") -

Box Room - With Tank cupboard

Bathroom -

External - Some hardstanding for seating on the rear, lawned area, outside storage



5-Bed | 5-Ensuite HMO
Carter Lane, Mansfield Nottingham

Schedule of Works

To reconfigure the exiting layout to create 5 bedroom with 5 ensuite HMO, to include a kitchen and reception room. Small extension at the rear.
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.

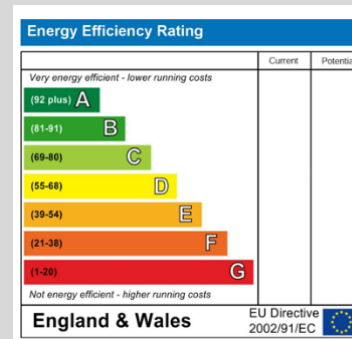
Further Information

Additional information can be found at the following data room:
https://www.rightmove.co.uk/properties/136628930#/?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
5-Bed | 5-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

