



**HOUSE STYLE**  
Detached House

**RECEPTION ROOMS**  
3

**BEDROOMS**  
3

**EPC RATING**  
TBC

**EXCELLENT TURNKEY INVESTMENT OPPORTUNITY -COMPRISES THREE ENTIRELY SEPARATE ONE BED FLAT UNITS – CURRENT GROSS INCOME £1,183 WHEN FULLY LET – CLOSE TO TOWN CENTRE AND RAILWAY/BUS STATION**

DESCRIPTION THIS EXCELLENT INVESTMENT OPPORTUNITY IS SET TO THE BOTTOM PART OF QUEENS ROAD AND COMPRISES OF THREE INDIVIDUAL ONE-BEDROOM APARTMENTS, EACH SET OUT ON ONE OF THE THREE FLOORS THAT MAKE UP THIS VICTORIAN DETACHED BUILDING. WHEN FULLY LET, THE CURRENT GROSS MONTHLY INCOME IS £1,183 ALTHOUGH WE ARE ADVISED THAT THESE RENTS HAVE NOT BEEN REVIEWED FOR MANY YEARS AND THE SUCCESSFUL PURCHASER MAY WISH TO ATTEND TO THIS. PLEASE NOTE ALL VIEWINGS ARE DIRECT WITH THE AGENT IN THE FIRST INSTANCE.

**£190,000**

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## Property Details



### GROUND FLOOR, FLAT 1

ENTRANCE HALLWAY 7' 6" x 4' 10" (2.29m x 1.47m)

LIVING ROOM 14' 1" x 16' 3" (4.29m x 4.95m)

DINING KITCHEN 11' 6" x 11' 7" (3.51m x 3.51m)

BEDROOM 15' 5" x 13' 0" (4.7m x 3.96m)

ENSUITE BATHROOM 6' 7" x 5' 7" (2.01m x 1.7m)

From the kitchen, access is provided to an external washroom set at ground floor level. Flat 1 also enjoys use of the enclosed rear garden.



### FIRST FLOOR, FLAT 2

LIVING ROOM/KITCHEN 15' 4" x 13' 9" (4.67m x 4.19m)

BEDROOM 13' 11" x 13' 2" (4.24m x 4.01m)

BATHROOM 8' 3" x 6' 0" (2.51m x 1.83m)



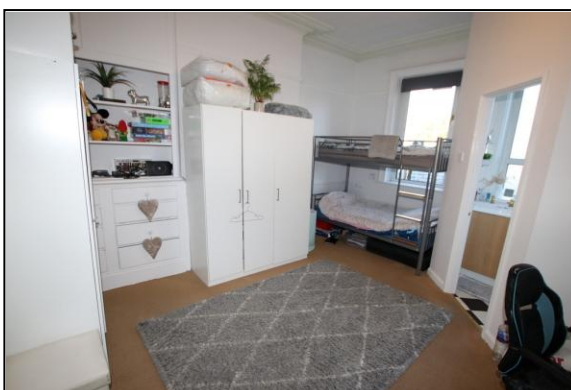
### SECOND FLOOR, FLAT 3

KITCHEN 7' 10" x 6' 9" (2.39m x 2.06m)

LIVING/BEDROOM 13' 11" x 13' 0" (4.24m x 3.96m)

SHOWER ROOM 5' 8" x 5' 10" (1.73m x 1.78m)

Flat 3 also enjoys use of a generous walk-through storeroom (8'3" x 6'8") and a washroom (11'2" x 6'5") at first-floor level.





**PARKING** There is an open plan parking area to the left-hand elevation which is within the curtilage of the property.

**SERVICES** All mains are laid to each flat. We understand that currently the quoted rental income includes gas and electric, being the responsibility of the landlord.

**HEATING** A gas fired heating system is installed in each flat.





**For further information please contact our office on 01226 288 920, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [info@butcherez.co.uk](mailto:info@butcherez.co.uk)**

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