



MICHAEL HODGSON

estate agents & chartered surveyors

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ST. BEDES TERRACE, SUNDERLAND

£300,000

INVESTMENT / DEVELOPMENT MULTI LET INVESTMENT An exciting opportunity to purchase a mid terraced house comprising of 5 no self contained flats offering a unique investment / development opportunity. The building is part let with 3 flats tenanted but 2 flats do required modernisation to bring them up to a lettable standard. The property is arranged over 4 floors provide 5 no self contained flats. Currently producing £2075 PER MONTH / £24,900 PER ANNUM but when fully let a potential of £3425 PER MONTH / 41,100 PER ANNUM. Externally there is a lawned garden to the front and a rear yard. St Bedes Terrace is a much sought after private road and provided excellent access to transport links, shops and amenities as well as Mowbray Park and Sunderland City Centre only a short walk / car journey. Viewing of this exciting project and investment property is highly recommended to appreciate the location and potential on offer.

INVESTMENT SALE

3 NO FLATS LET

CURRENT RENTAL £2075 PER MONTH /
£24,900 PER ANNUM

VIEWING ADVISED

5 NO SELF CONTAINED FLATS

2 NO FLATS REQUIRE MODERNISATION

POTENTIAL RENTAL WHEN LET £3425 PER
MONTH / 41,100 PER ANNUM

EPC RATINGS: Flat 3: D Flat 4: C Flat 5: D



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TENANCY DETAILS

It has been advised that the following rents are payable for the property.

FLAT 1: IN NEED OF MODERNISATION

FLAT 2: IN NEED OF MODERNISATION

FLAT 3: £675 per month

FLAT 4: £750 per month

FLAT 5: £650 per month

Full details in relation to the tenancy details are available upon request, the rents were advised by the landlord and correct at the time of listing. Prospective purchasers should make their own investigations in this regard as the rent can sometimes change.

Entrance Hall

Leading to:

Flat One - IN NEED OF MODERISATION

Inner Hall, storage cupboard

Kitchen

12'7" x 6'2"

Floor units radiator, stainless steel sink and drainer

Bathroom

Bedroom/Living Room

15'5" x 19'7"

Flat Two - IN NEED OF MODERNISATION

Living Room/Kitchen

20'1" x 12'4"

Double radiator, kitchen with floor units, wall mounted gas central heating boiler,

Bedroom

11'1" x 11'10"

Double glazed window, radiator

Shower Room

Low level wc, wash hand basin, radiator, shower cubicle, double glazed window

Flat Three

Bedroom

14'10" x 8'9"

Rear facing, radiator, cupboard with wall mounted gas central heated boiler.

Inner Hall

Living Room

21'3" max x 17'55'2" max

Bay window, ornate feature fire, double radiator.

Flat Four

Inner Hall

Radiator, storage cupboard

Living Room

11'8" x 15'5"

Front facing two windows, radiator

Bedroom

13'5" x 7'6"

Front facing, radiator

Kitchen

9'9" x 7'2"

Range of floor and wall units, tile canvasback, stainless steel sink and drainer with mixer tap, plumbed for washer, space for freestanding cooker, storage cupboard

Bedroom

Rear facing, radiator

Shower Room

White suite comprising, low level wc, pedestal wash hand basin with mixer tap and tile splashback. shower cubicle, chrome towel radiator, extractor

Flat Five

Landing, radiator, storage cupboard.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, cupboard with wall mounted gas central heating boiler, bath with mixer tap and shower over.

Kitchen

7'8" x 11'3"

Range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, electric over, gas hob, t fall roof in part, recessed spot lighting, radiator.

Bedroom

17'11" max x 14'2" max

Ornate feature fire, t fall roof in part, velux style window.

External

Externally there is a front lawned garden and a rear yard

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band

FLAT 1 BASEMENT: A

FLAT 2 GROUND FLOOR REAR: A

FLAT 3 GROUND FLOOR FRONT: A

FLAT 4 FIRST FLOOR: A

FLAT 5 SECOND FLOOR: A

EPC

EPC Ratings:

Flat 3: D

Flat 4: C

Flat 5: D

M I C H A E L H O D G S O N

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