



£190,000

Guide Price

Nelson Road, St Johns



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25 Nelson Road, Worcester, WR2 5BL

A well positioned four bedroom, fully converted and licensed HMO property, within an easy walk to the University and City Centre, with an annual rental income of £8030.00 EPC D

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Property Location

Known as the village in the City, St Johns is situated on the western side of the River Severn and provides road links to Hereford and Leominster to the West, Malvern to the South and access to the M5 North via Worcester City centre or Holt Heath and M5 South via the southern by-pass. Worcester City centre is to the east of the river bridge and is accessible on foot or by Bus. St Johns centre boasts a Sainsburys supermarket along with a selection of specialist stores including butchers, bakers and hardware. Further services include local Doctors, Dentists, Pharmacists, Banking and a Post Office.

Directions - From Bromyard Road turning right onto Comer Road and then turn right into Nelson Road where the property can be found on the left hand side.

Property Details

25 Nelson Road is a fully converted and licensed 4 bedroom mid-terrace House of Multiple Occupation (HMO) that is within an easy walk of the University Campus, City Centre and St Johns main shopping centre. The property comprises entrance hallway, lounge, kitchen, upstairs shower room, four furnished bedrooms, a super low maintenance rear garden, on-road parking, communal side entry which allows access to the back of the property and is offered for sale with no onward chain.

LINK TO HMO REGISTER:

<https://www.worcester.gov.uk/documents/10499/20692/hmoreg.pdf/b0c7b628-a5cd-4e41-8b1c-06bbbc36ad10>

Rents for 2020/21

Room 1 - £350.00PCM

Room 2 - £380.00PCM

Room 3 - £0.00PCM (not let, normally £320.00PCM)

Room 4 - £0.00PCM (not let, normally £330.00PCM)

Total - £8,030.00PA over an 11 month HMO AST

ENTRANCE HALL

ROOM 1 10' 4" x 10' 10" (3.15m x 3.3m)

CELLAR 13' 7" x 13' 3" (4.14m x 4.04m) HEIGHT 5'8"

LOUNGE 13' 6" x 12' 2" (4.11m x 3.71m)

KITCHEN 7' 0" x 9' 1" (2.13m x 2.77m)

UTILITY AREA 7' 4" x 2' 9" (2.24m x 0.84m)

LANDING

ROOM 2 10' 6" x 12' 4" (3.2m x 3.76m)

ROOM 3 7' 5" x 9' 5" (2.26m x 2.87m)

ROOM 4 7' 8" x 12' 3" (2.34m x 3.73m)

SHOWER ROOM 6' 10" x 9' 3" (2.08m x 2.82m)

GARDEN

Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

Additional Property Services

Platinum for Sales

- Free market valuation for potential sellers
- Accompanied viewings
- Extensive Internet and Newspaper Marketing
- Inclusive Legal Fees option

Platinum for Landlords

- Full Management, Let Only and Professional Landlord packages
- Buy to Let, Student Let and HMO experienced
- Rent Guarantee, Inventories and regular inspection inclusive option
- Marketing only option for the professional

Platinum for Buyers

- Accompanied viewings
- Free independent mortgage advice
- Solicitor Quotations
- Home Buyer Survey Quotations

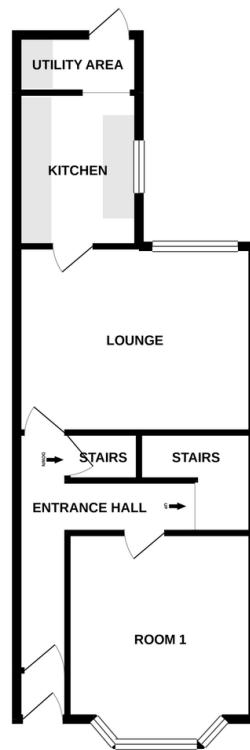
Platinum for Mortgages

- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations
- Investment property specialists
- No additional charge for advice

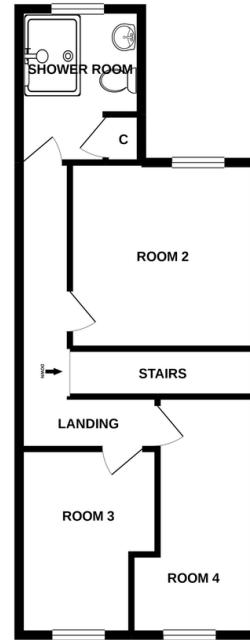
Please contact your local office for further information.

EPC- D

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, symbols and fixtures and fittings have not been tested and no guarantee is given as to their operability or efficiency can be given.
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