



**103 Ivy Avenue, Oldfield Park, Bath,
BA2 1AW**

£455,000

Licensed and let as a six bedroom HMO, this 1162sqft semi detached cul de sac house generates a 5.44% current yield which should be able to be significantly enhanced in the future. Two storeys of accommodation with six bedrooms, sitting room, modern kitchen, utility, two shower rooms and an additional first floor reception/study. Southeast facing terraced gardens and front driveway. Double glazing and GCH in situ. Quietly tucked away in the valley close to Hillcrest Park yet convenient for Moorland Road amenities just 0.8miles north. Sole Agents

- 1162sqft
- Six bedroom licensed HMO
- Driveway
- 5.44% yield
- Cul de sac location



Property Description

AGENTS NOTES Tenure is leasehold - 999yrs residue (954 years remaining) with a ground rent of £30pa (paid quarterly).

The property is licensed and let as a six bedroom HMO with a current income of £25,860pa. The tenants are professionals on rolling contracts.

PORCH Front and side windows, part glazed front door.

HALL Double glazed front door, cloaks cupboard, radiator, stairs.

SITTING ROOM Double glazed front window, two radiators.

BEDROOM Double glazed rear window, radiator.

KITCHEN Double glazed rear window, base and wall units with sink/drain. Inset gas hob with hood over, fitted oven.

REAR LOBBY Opening from kitchen. Doors to shower room and utility.

SHOWER ROOM Two double glazed rear windows, handbasin, radiator, tiled shower cubicle, low level W.C, extractor fan.

UTILITY Double glazed side door, worktop, space for two fridge/freezers, plumbing for washing machine, wall mounted gas boiler, meter cupboard.

BEDROOM Double glazed front window, radiator.

LANDING Loft access, linen cupboard with immersion tank, overstairs storage cupboard.

BEDROOM Double glazed front window, overstairs storage cupboard.

BEDROOM Double glazed front window, radiator, fitted wardrobes, built in storage cupboard.

BEDROOM Double glazed rear window, radiator, built in storage cupboard.

BATHROOM Double glazed rear window, radiator, low level W.C, handbasin, double shower cubicle, part tiled walls.

RECEPTION Double glazed rear window, radiator, sink unit with worktop and base unit.

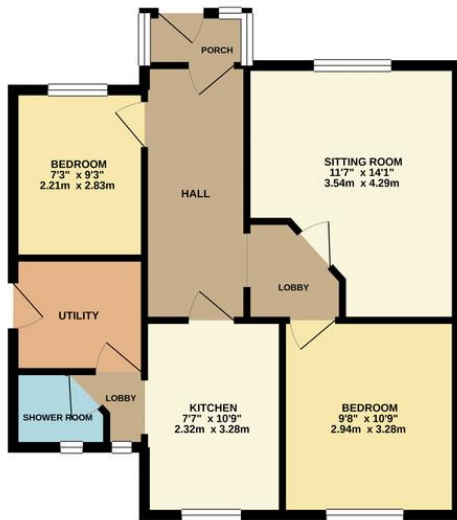
BEDROOM Double glazed front window, radiator.

REAR GARDEN 60ft x 29ft - terraced with seating areas and BBQ. Flower beds and shrubs. Fences and hedges to side and rear. Side access to front driveway.

FRONT DRIVEWAY & GARDEN Hardstanding for one vehicle plus lawn and shrubs.



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (107.9 sq.m.) approx.

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements