



9 Ash Grove, The Oval, Bath, BA2 2HQ

Guide **£345,000**

Hard to come by at this moment in time, we are delighted to offer this semi-detached HMO investment property to the market. Offering much potential to increase your yield and develop further, the property is currently let to 3 students for the 21-22 academic year, bringing in £16,440 pa. On the ground floor you will find; entrance hallway, kitchen/dining room, living room and utility room with WC. Three first floor bedrooms and bathroom. Recent new combi boiler, great sized south facing garden and off street parking to the front. We are sure this will be a positive investment moving forward.

- Licensed 3 bed HMO
- Popular cul-de-sac
- Huge potential to develop further
- Tenanted until summer 2022
- Off street parking



## Property Description

**SUMMARY** Currently let for the 2021-2022 academic year at £1,370 pcm (£16,440pa). Tenants given preferential rate due to staying on another year.

**ENTRANCE HALL** Door leading in, stairs to the first floor, door into utility room, kitchen / dining room and stairs to the first floor. Room for hanging and storage.

**KITCHEN/DINER** Range of matching wall and base units with roll top work surface. Inset electric hob with oven under and recycling extractor over. Fridge freezer, inset sink unit with drainer. Wall mounted combi gas boiler. x2 Double glazed windows to the front, laminated floor. Door and opening into living room.

**LIVING ROOM** Sliding doors leading out onto the rear garden. Laminated floor, fireplace with brick surround. Radiator.

**UTILITY ROOM/WC** Comprising low level WC and pedestal wash hand basin. x2 double glazed windows to the side. Freestanding washing machine.

**LANDING** Doors leading into rooms and access to the loft.

**BEDROOM 1** Double glazed window to the rear. Inset fire place, x2 built in double wardrobes. Double bed. Picture rail and laminated floor.

**BEDROOM 2** Double glazed window to the front, double bed, built in double wardrobe, radiator and laminated flooring.

**BEDROOM 3** Dual aspect room with double glazed windows to the side and rear. Double bed and radiator.

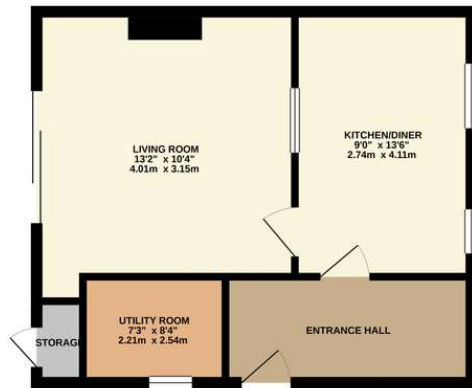
**BATHROOM** Bathroom suite comprising pedestal wash hand basin, panelled bath with shower over and shower screen. Double glazed window to the side, part tiled walls and radiator.

**GARDENS** To the front, the garden is mainly laid to hard standing to provide an area of parking. The rear garden is mainly enclosed by fencing and is laid to lawn. Outside the sliding doors from the living room there is an area of patio which, given the garden is south facing, provides a sunny area to sit. There is a storage cupboard attached to the house but accessed from the rear garden.

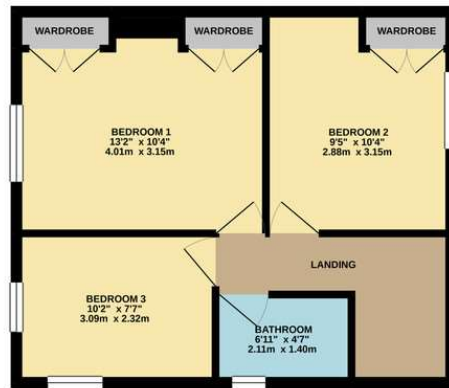




GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (77.0 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

Freehold

## Council Tax Band

C

## 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