

CHANGING HOME



St. Davids Terrace | Saltney Ferry | Chester | CH4 0AE

£240,000

EXCELLENT INVESTMENT OPPURTUNITY. An excellent five double bedroom two bathroom fully licenced HMO end of terrace property currently producing a gross rental of £26,780 per annum. Gas central heating and UPVC double glazed. Small rear courtyard. Early viewing advised for landlords. **NO ONWARD CHAIN.**

Property Description

LOCATION

The property is set within Saltney Ferry that lies just to the west of Chester. Access from here to Airbus, Chester Business Park and Broughton Retails Park is simple. The main A55 is also close at hand. Chester is a short drive away and is well served by public transport.

HALL

With a radiator.

COMMUNAL DINING ROOM

8' 8" x 8' 5" (2.64m x 2.57m) With radiator and UPVC double glazed patio doors to the courtyard.

KITCHEN

11' 8" x 6' 2" (3.56m x 1.88m) With a range of fitted floor and wall units. two stainless steel sink units. Oven, ceramic hob and extractor hood. UPVC double glazed window. Space for a washing machine. Wall mounted combi boiler and radiator.

BEDROOM 1

11' 2" x 9' 6" (3.4m x 2.9m) With UPVC double glazed window and radiator.

BEDROOM 2

14' 1" x 9' 6" (4.29m x 2.9m) With UPVC double glazed window and radiator.

BEDROOM 5

14' 6" x 9' 11" (4.42m x 3.02m) With UPVC double glazed window and radiator.

SHOWER ROOM 1

6' 7" x 4' 7" (2.01m x 1.4m) With a white suite of a walk in shower, WC and hand basin. Radiator and heated towel rail.

BEDROOM 3

14' 0" x 10' 11" (4.27m x 3.33m) With UPVC double glazed window and radiator.

BEDROOM 4

10' 7" x 10' 11" (3.23m x 3.33m) With UPVC double glazed window and radiator.

SHOWER ROOM 2

7' 10" x 5' 9" (2.39m x 1.75m) With a white suite of a large walk in shower cubicle, WC and hand basin. Frosted UPVC double glazed window and radiator.

RENTAL INCOME

We are informed that the gross annual rental for the property is £26,780. This breaks down as follows:

Room 1:1 £90

Room 2: £95

Room 3: £140

Room 4: £95

Room 5: £95

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		

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