



9 Wigginton Road



**INVESTMENT PROPERTY.**

Situated in this sought after and central location this large Victorian garden fronted terrace benefits from having 7 letting rooms and a gross annual income for this current year of £47319.96 let until July 31st 2021. The property carries a current HMO licence

Given the position, within a mere few hundred yards of St Johns College and the city centre, this has always been a most popular property and has the added benefit of both the front garden and parking and garage to the rear. Further details available on request.

- Investment Property
- Currently Let
- HMO Licence
- 7 Letting Rooms
- Gross Income £47,319
- Gardens & Garage

£695,000



Ashtons

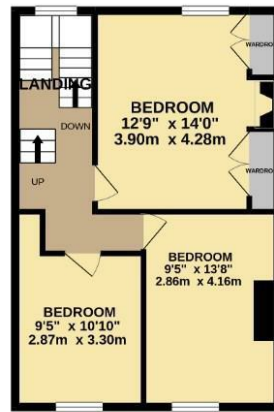
GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



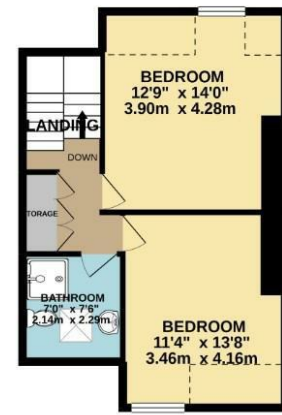
TOTAL FLOOR AREA: 1700 sq.ft. (158.0 sq.m.) approx.

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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1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.