



DOWBUSZ
P R O P E R T Y

Benefits of Property Investment



Passive Income



Growth Potential



Stability

ARE YOU READY FOR PROPERTY
INVESTMENT?

SINGLE LET PROJECT
3 BED TERRACED HOUSE
DONCASTER/BIRCOTES

Details

Building type..... 3 Bed Terraced House

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale..... Tired Landlord

Occupier..... Empty

Refurbishment..... General

Numbers

Purchase Price	£92 000
Refurbishment	£25 000
Done Up Value (DUV)	£129 000
Rent	£850
Sourcing Fee	£4 000
Project Management Fee	£4 000
ROE	18 %
YIELD	11 %
TOTAL INVESTMENT COST (BTL)	~£62 000

Refurb

- **Certificates**
- **Skimming**
- **Painting**
- **New Flooring**
- **Kitchen**
- **Bathroom**
- **Fuse Box**
- **Decorating**
- **EPC to level C**

3 BED TERRACED HOUSE DONCASTER

PP £92 000

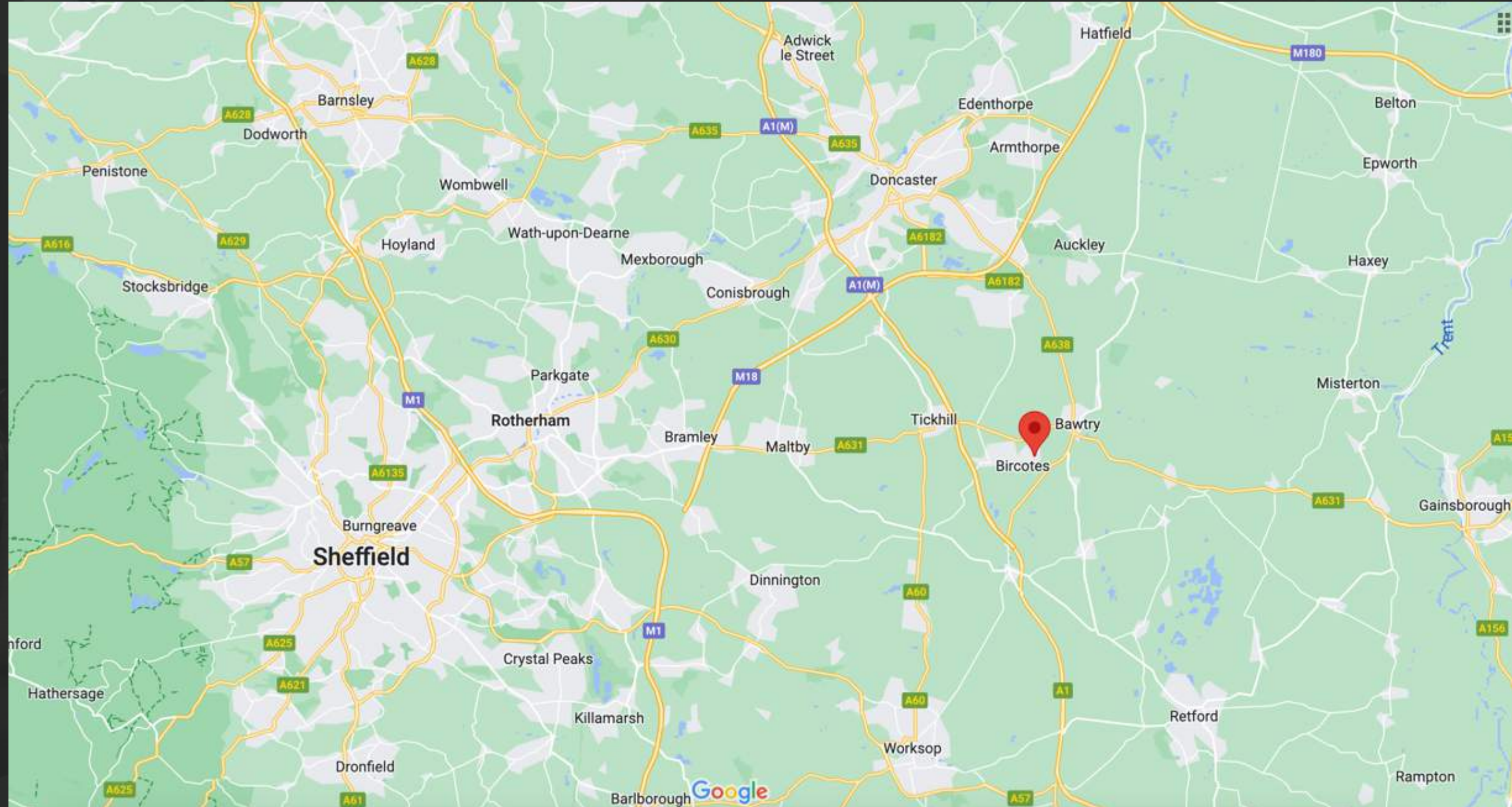
DONCASTER

Doncaster is a minster town in South Yorkshire, England. It is named after the River Don, which flows close to the centre. Doncaster is a major regional hub with good transport, heritage sites and recreation centres. It is also considered a market town due to its large market centre and market charter status from medieval times. In a mid-2019 estimate, the Metropolitan Borough of Doncaster had a population of 311,899, while its built-up area had a population of 158,141.

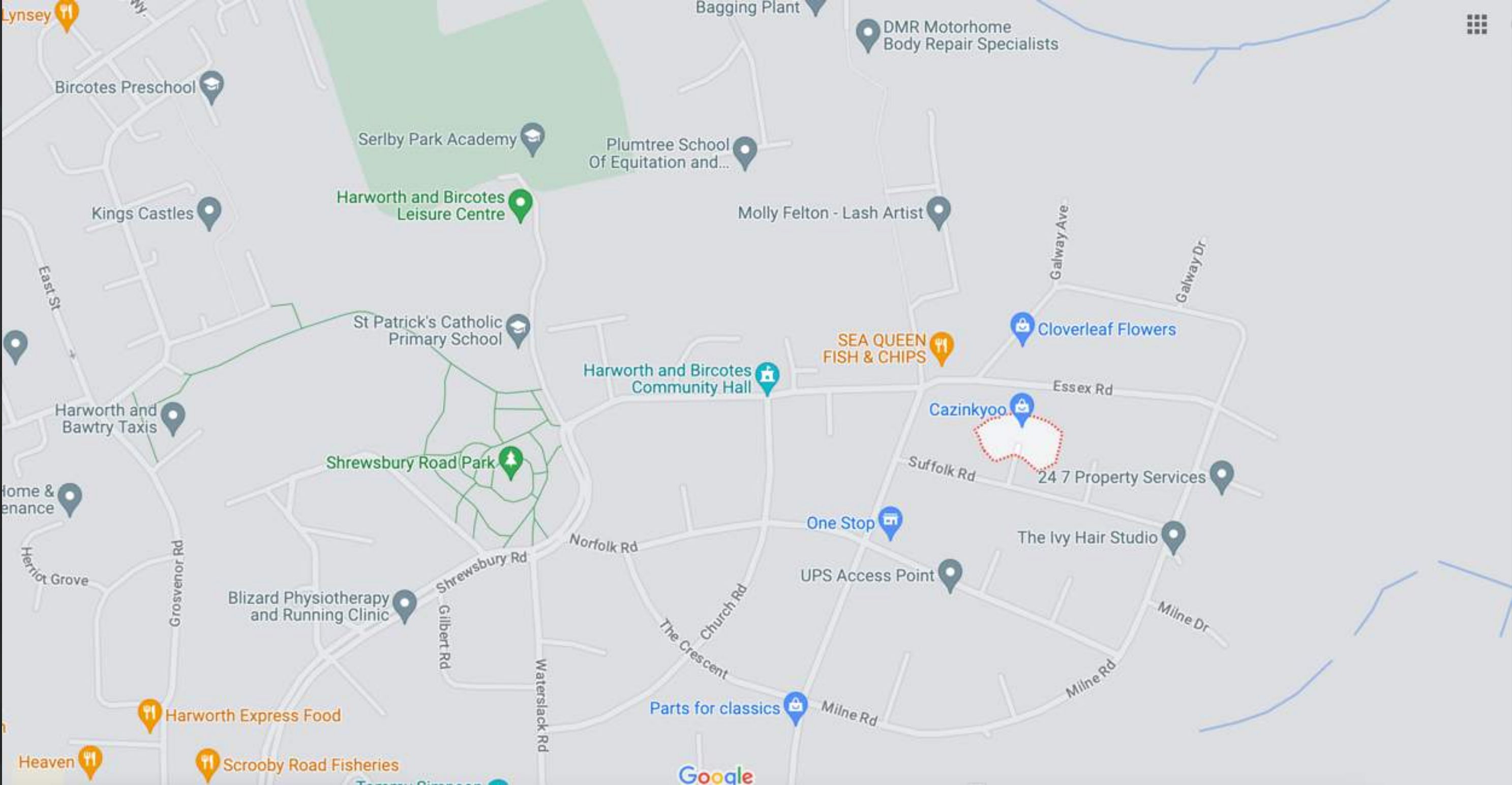
The international Doncaster Sheffield Airport is at Finningley 6 miles (10 km) away. Sheffield lies 17 miles (27 km) south-west, Leeds 25 miles (40 km) north-west, York 30 miles (48 km) to the north, Hull 36 miles (58 km) north-east, and Lincoln 32 miles (51 km) south-east.



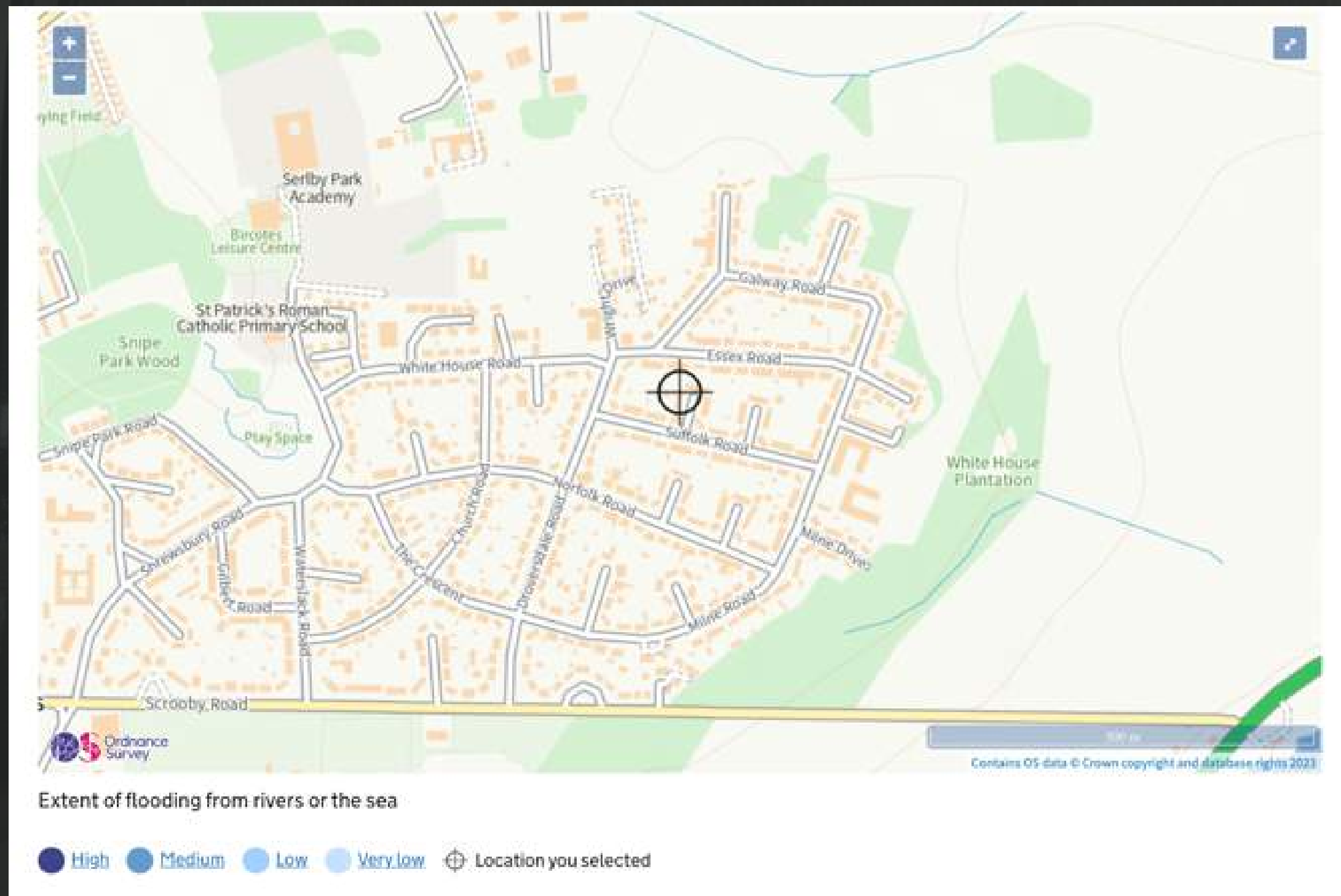
Location



Location



Flood



Bus / Train

NEARBY BUS STOPS

Today

The closest bus stop is Suffolk Road and it's only 0.08 miles away from Suffolk Grove.

Suffolk Road

Walking Time:

0.08 MILES

1.6 MINUTES



Milne Road

Walking Time:

0.15 MILES

3 MINUTES



The Crescent

Walking Time:

0.26 MILES

5.2 MINUTES



Whitehouse Court

Walking Time:

0.26 MILES

5.3 MINUTES



Droversdale Road

Walking Time:

0.31 MILES

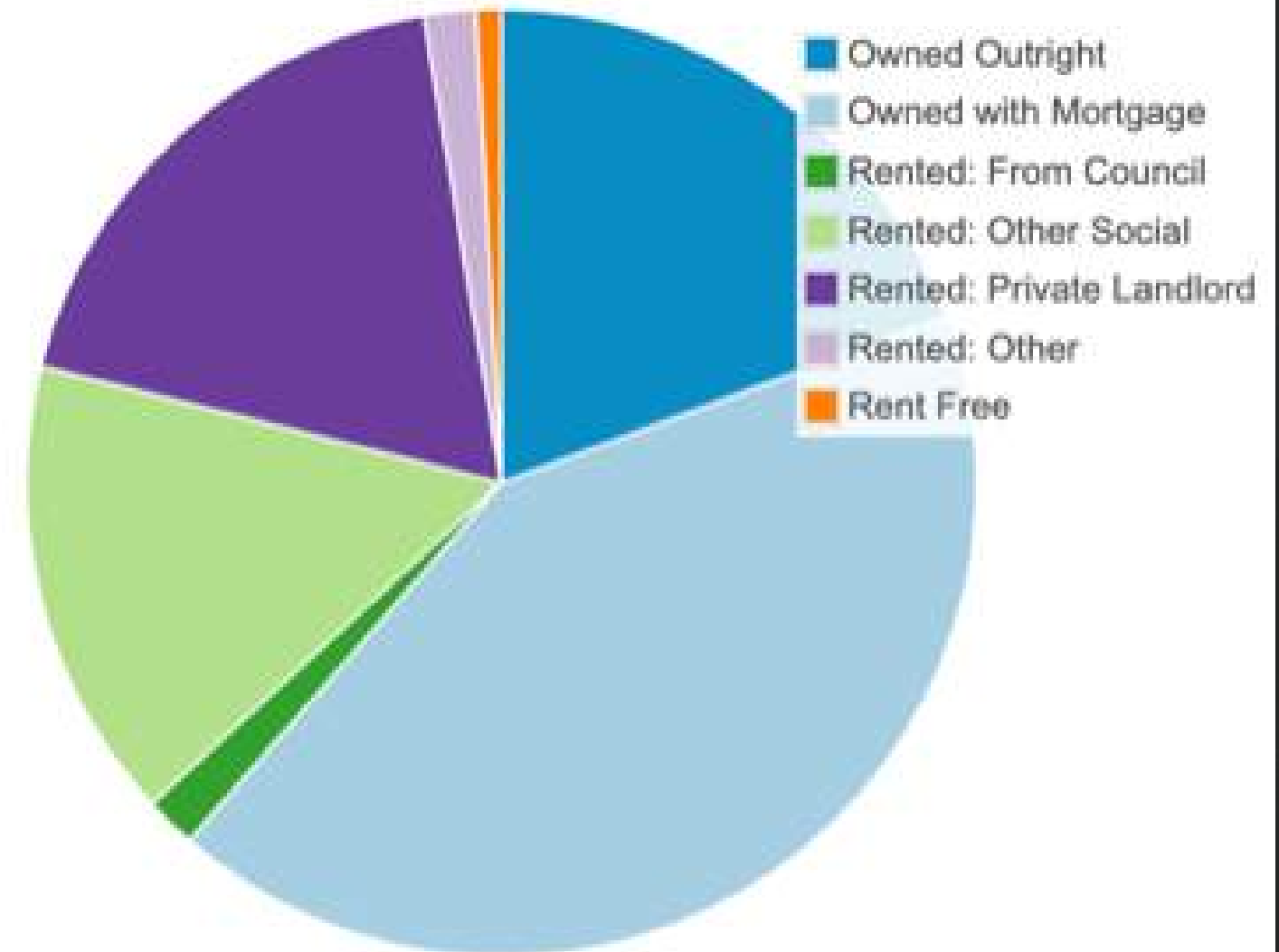
6.2 MINUTES



Housing

Housing Tenure

Owned Outright	22
Owned with Mortgage	48
Shared Ownership	0
Rented: From Council	2
Rented: Other Social <i>inc. charities and housing associations</i>	18
Rented: Private Landlord <i>inc. letting agents</i>	21
Rented: Other	2
Rent Free	1
Total	114

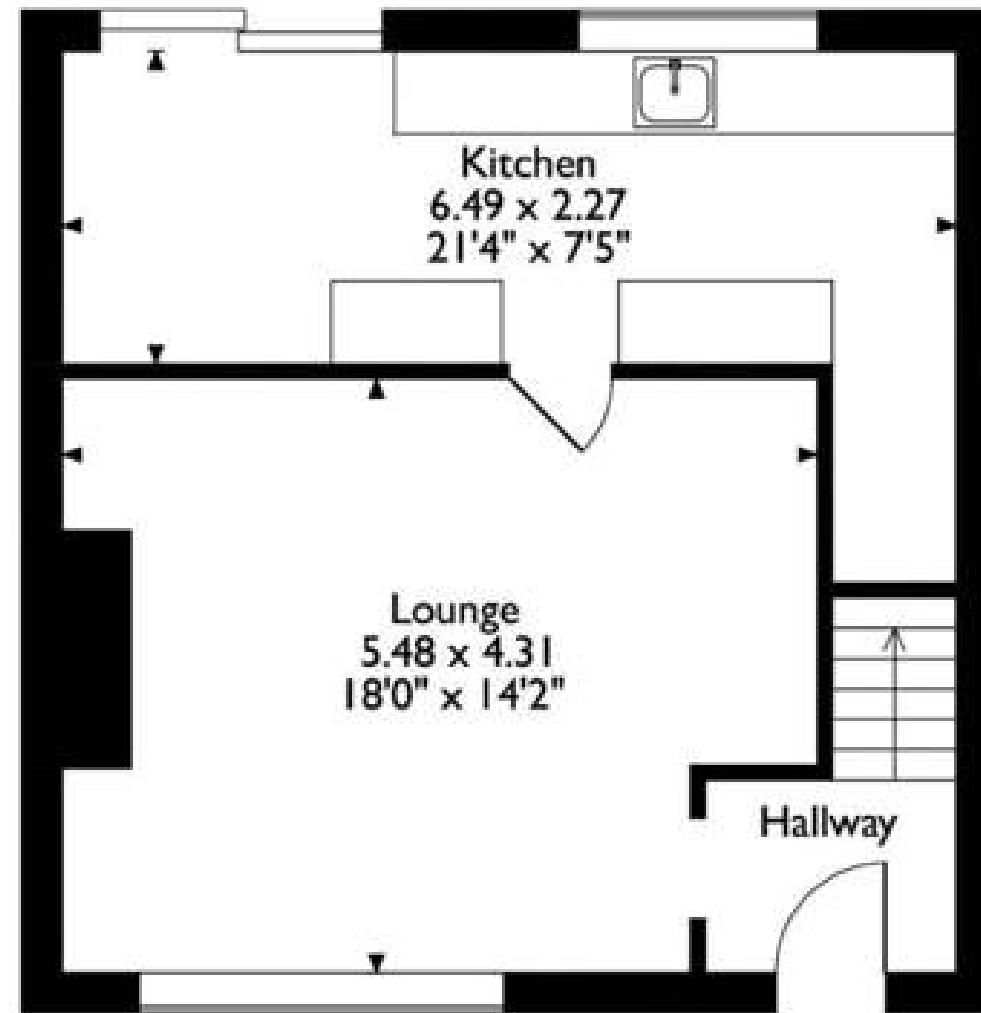


EPC

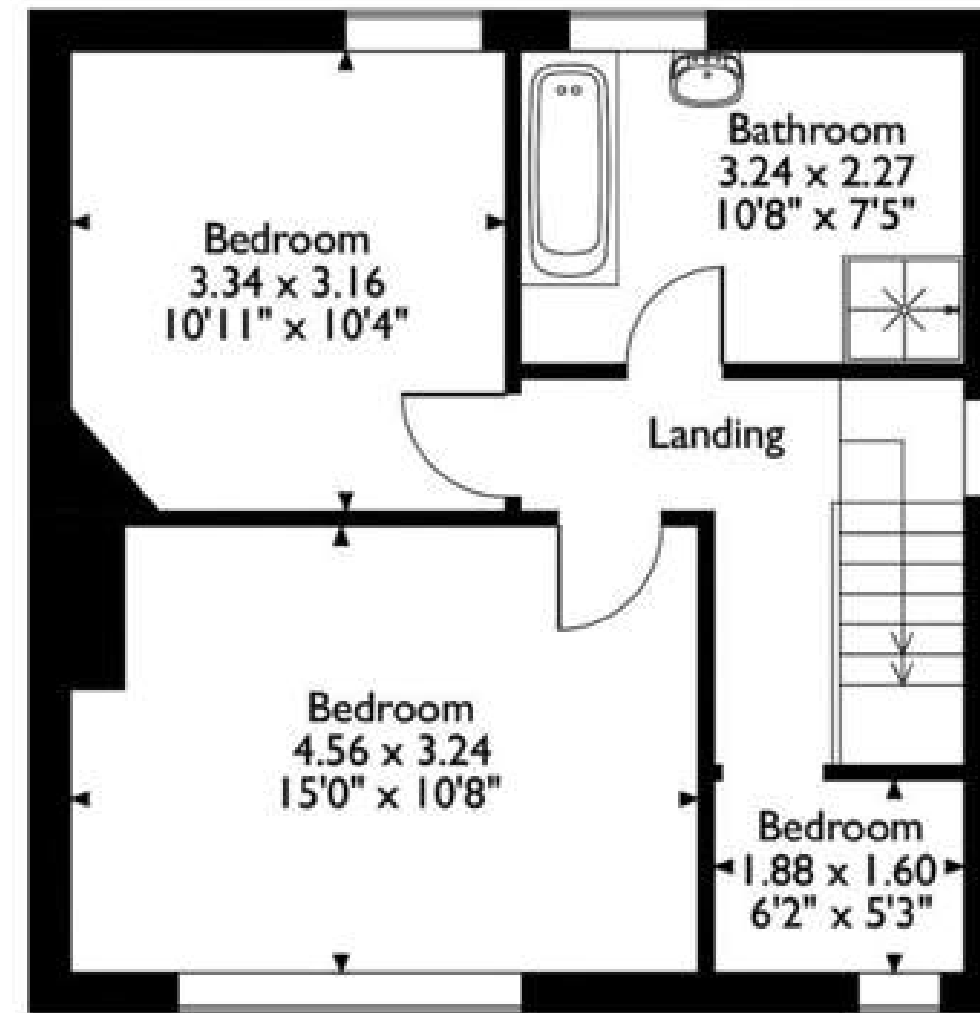
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan

Approximate Gross Internal Area
926 SQFT/86 SQM



Ground Floor



First Floor







Sold House Prices

4 Suffolk Grove, Bircotes, Doncaster, DN11 8BG

 1 bath  3 beds  1 reception

FREEHOLD

END TERRACE HOUSE

Last sold - Jan 2018

£65,000

Estimated price

£106,000 - £129,000

 Track

12 Suffolk Grove, Bircotes, Doncaster, DN11 8BG

 1 bath  3 beds  1 reception

FREEHOLD

END TERRACE HOUSE

Last sold - Nov 2012

£80,000

Estimated price

£104,000 - £127,000

 Track

87, Norfolk Road, Bircotes, Doncaster, Nottinghamshire DN11 8AU

3 bed, terraced

£127,000

31 Mar 2023

Freehold

£90,000

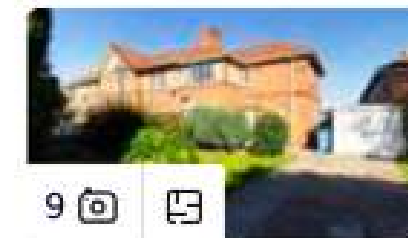
18 Jul 2014

Freehold

£87,000

31 Jul 2006


Freehold



9 



Rental Prices



☆ Favourite

£859.00
per month


£198.23
per week

✔ No admin fees
✔ No hidden charges



Let Agreed

Property Reference:
1727000

Meet the landlord



3 Bed Semi-Detached House, Suffolk Avenue,
DN11



Mirabelle Way, Doncaster, Harworth, DN11

Town House 🛏 3 🚗 1

0.78 miles

NEWTON FALLOWELL are delighted to offer to the rental market this Spacious, Three Storey Townhouse on the Barratt Estate in

LET AGREED

Added on 05/09/2023 by Newton Fallowell, Retford

NEWTON FALLOWELL 01777 802517
Local call rate

Contact Save

1/12

£850 pcm ↔ 📊
£196 pw

Price Change History

06/09/2023 Initial entry found: £850 pcm

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

MAREK KMIOTEK

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Dawid Dowbusz

