



**DOWBUSZ**  
P R O P E R T Y

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# Benefits of Property Investment

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Passive Income



Growth Potential



Stability

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ARE YOU READY FOR PROPERTY  
INVESTMENT?

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SINGLE LET PROJECT

3 BED SEMI-DETACHED HOUSE

NORTH LINCOLNSHIRE

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# ***Details***

**Building typ..... 3 bed semi-detached house**  
**Construction Type..... Standard**  
**Tenure..... Freehold**  
**Heating Type..... Gas Cental**  
**Reason of Sale.....Divorce**  
**Occupier..... Empty**  
**Refurbishment.....Major**

# *Numbers*

<b>Purchase Price</b>	<b>£114 000</b>
<b>Refurbishment</b>	<b>£19 000</b>
<b>Done Up Value (DUV)</b>	<b>£160 000</b>
<b>Rent</b>	<b>£900</b>
<b>Sourcing Fee</b>	<b>£4 000</b>
<b>Project Management Fee</b>	<b>£4 000</b>
<b>ROE</b>	<b>20.19 %</b>
<b>YELD</b>	<b>9.47 %</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~62 000£</b>



# ***Refurb***

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- **New Fuse Box**
- **Plastering ( Part)**
- **Painting**
- **Flooring**
- **Radiators ( Part)**
- **Kitchen Refreshment**
- **Bathroom Refreshment**
- **Decorating**
- **Certificates**

# 3 BED SEMI-DETACHED HOUSE

PP £114 000

## North Lincolnshire

North Lincolnshire is a place where the quality of life is high and the cost of living is low. A place rich in leisure, recreation, culture, heritage and green space. To live here is to have an active, healthy and rewarding life where the wellbeing of our residents continues to improve.

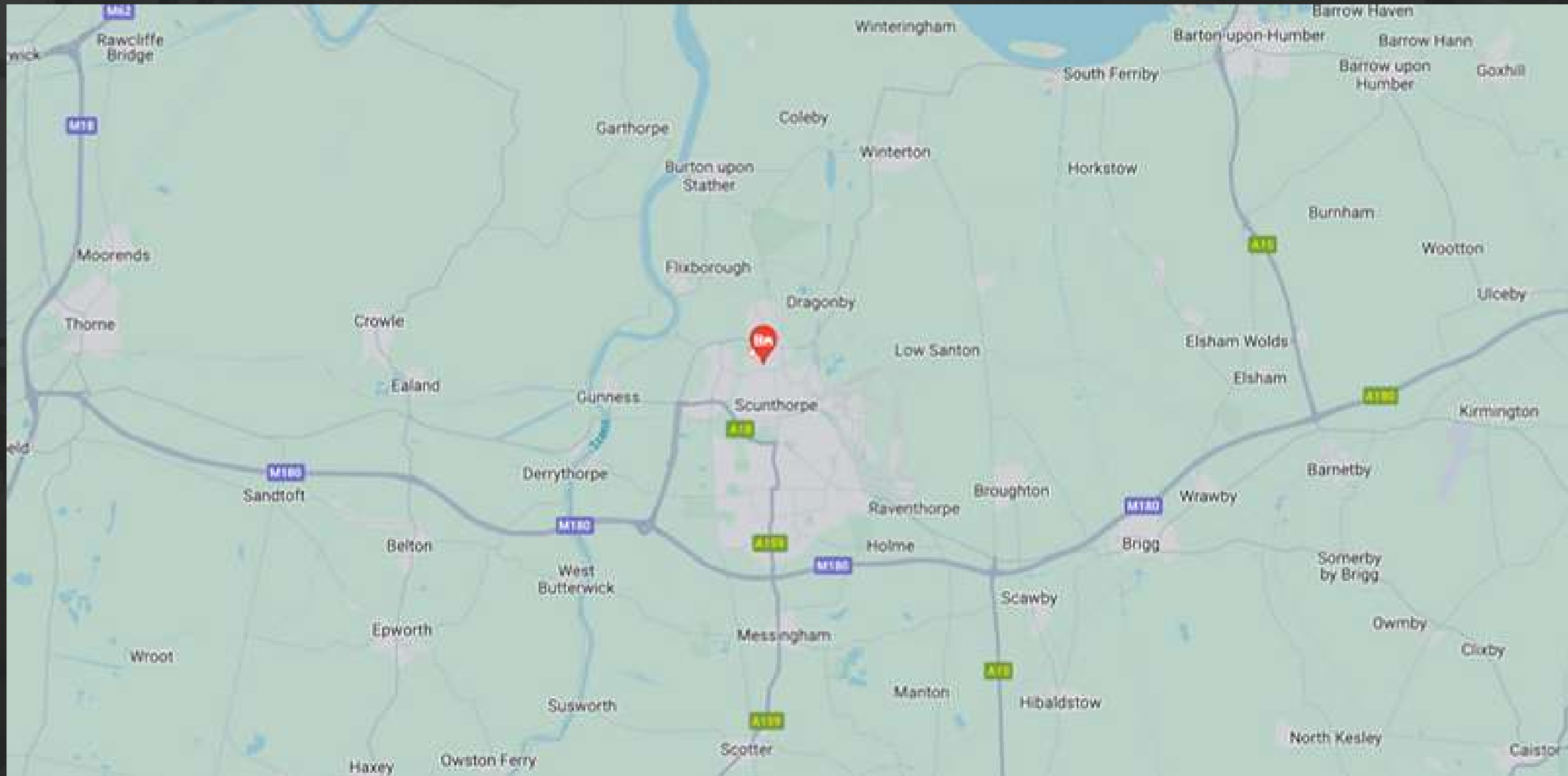
The North Lincolnshire economy is predominantly a producer economy characterised by manufacturing, process industries and logistics. Our ambition is to see levels of productivity grow year-on-year in North Lincolnshire. Our role will be to work closely with our existing and future businesses.

The largest town in North Lincolnshire is Scunthorpe, which has around 80,000 residents. Scunthorpe is best known for its steel industry, as the town has the largest steel works in England. Thousands of people living in the town work at the steel works, and in other manufacturing industries.

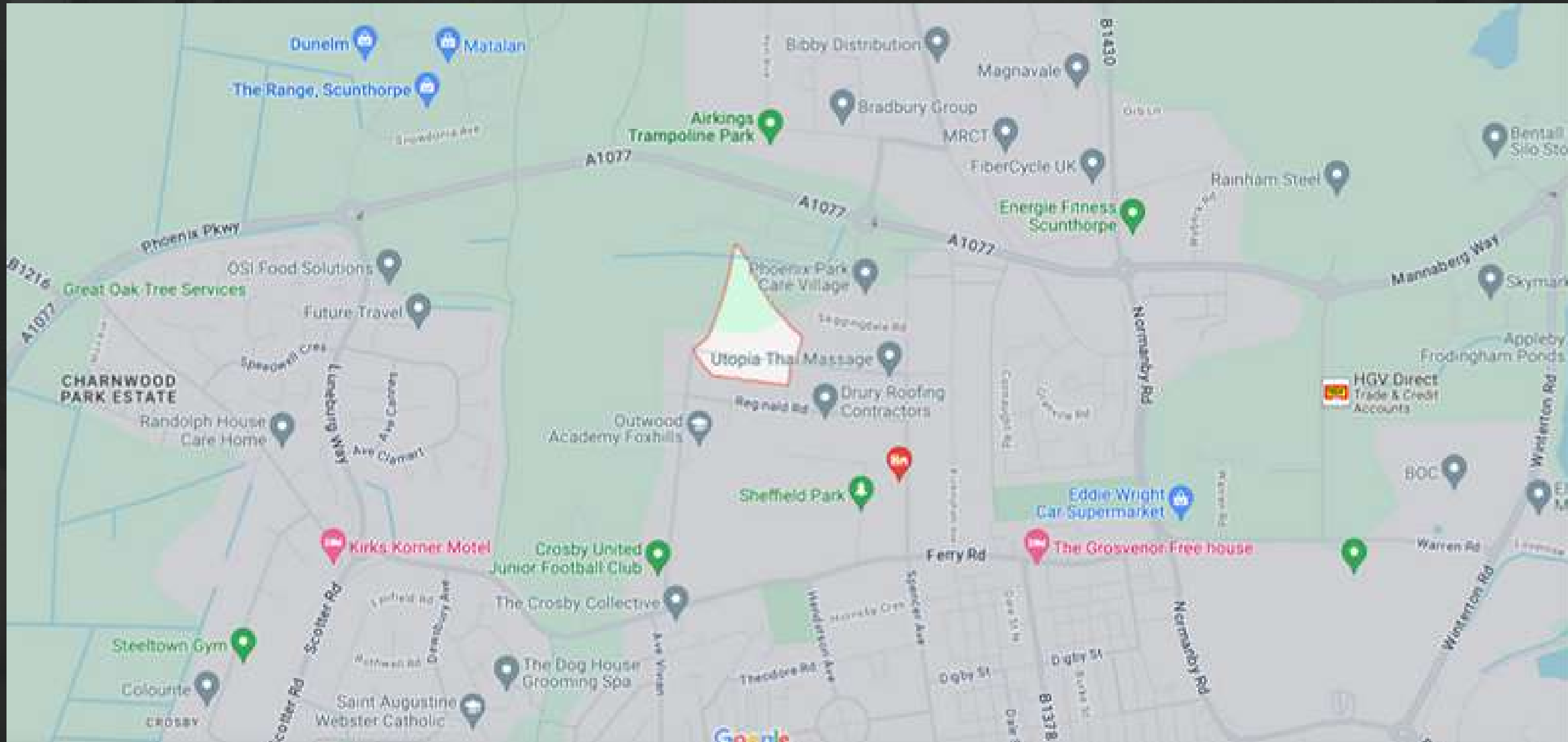




# Location



# Location



# Bus / Train

**NEARBY BUS STOPS** Today

The closest bus stop is Hudson Avenue and it's only 0.03 miles away from Portman Road.

Hudson Avenue	Walking Time
<b>0.03</b> MILES	<b>0.6</b> MINUTES
Reginald Road	Walking Time
<b>0.1</b> MILES	<b>1.9</b> MINUTES
Foxhills Comprehensive School	Walking Time
<b>0.2</b> MILES	<b>4</b> MINUTES
Portman Road	Walking Time
<b>0.21</b> MILES	<b>4.1</b> MINUTES
Clayfield Road	Walking Time
<b>0.31</b> MILES	<b>6.2</b> MINUTES

**NEARBY TRAIN STATIONS** Today

The closest train station is Scunthorpe Rail Station and it's only 1.27 miles away from Portman Road.

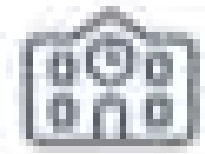
Scunthorpe Rail Station	Walking Time
<b>1.27</b> MILES	<b>25.4</b> MINUTES
Althorpe Rail Station	Walking Time
<b>3.07</b> MILES	<b>61.3</b> MINUTES
Crowle Rail Station	Walking Time
<b>6.32</b> MILES	<b>126.4</b> MINUTES
Brigg Rail Station	Walking Time
<b>8.21</b> MILES	<b>164.3</b> MINUTES
Kirton Lindsey Rail Station	Walking Time
<b>8.64</b> MILES	<b>172.8</b> MINUTES

# *Schools*



Outwood Academy Foxhills | (0.2mi.)

Outstanding



Crosby Primary School | (0.5mi.)

Good

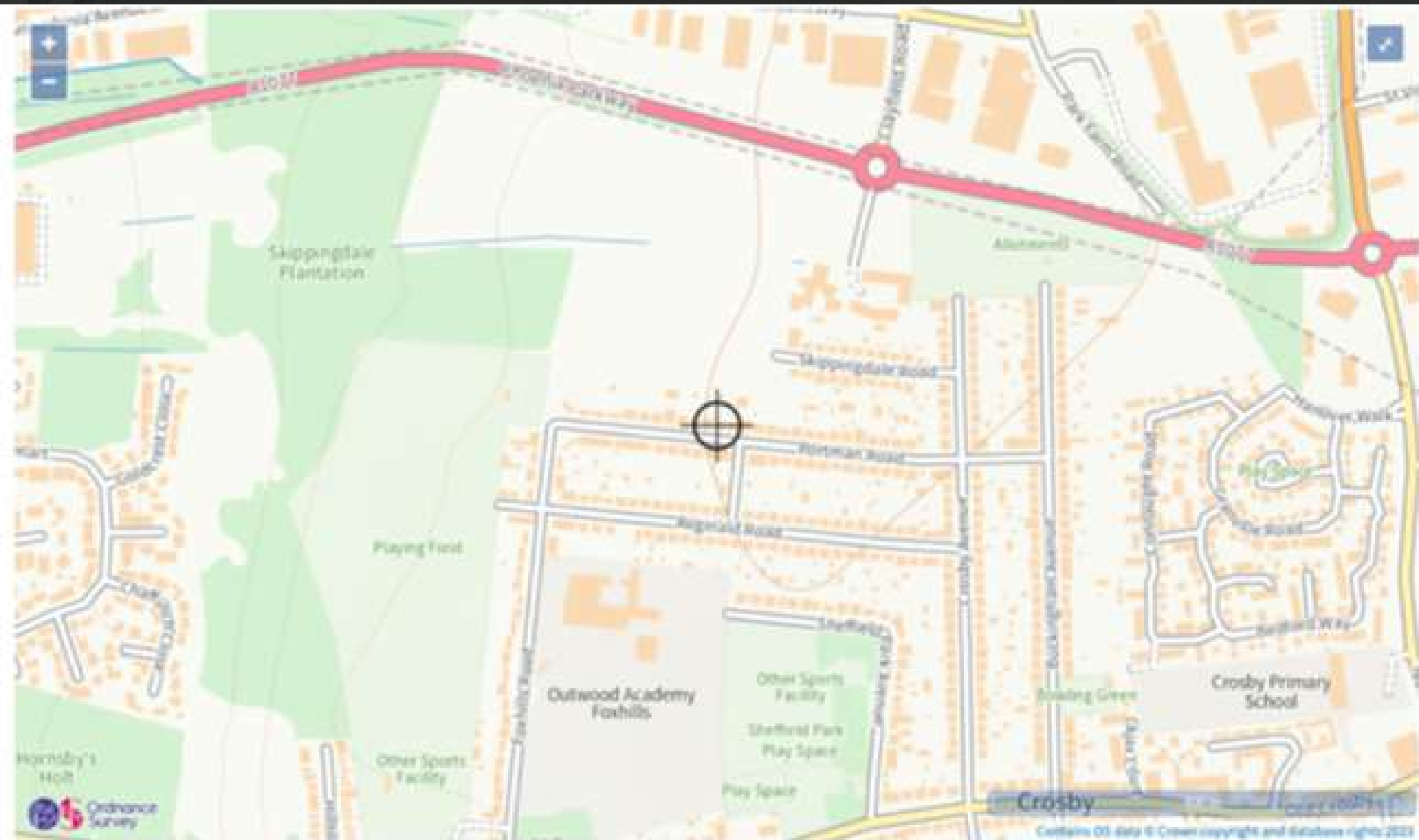


Coritani Academy | (0.6mi.)

Good



# Flood Map



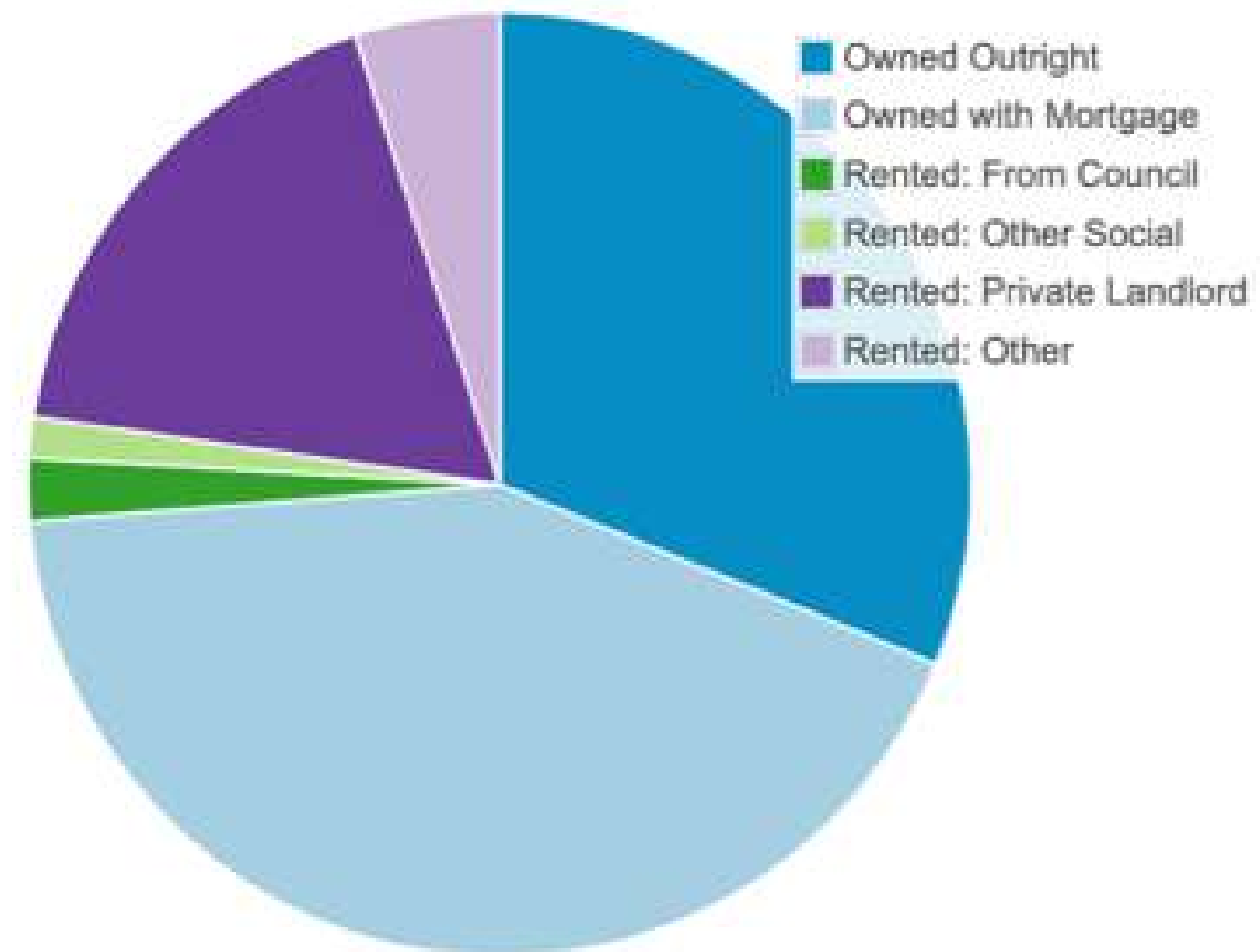
Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

# HOUSING

## Housing Tenure

Owned Outright	44
Owned with Mortgage	60
Shared Ownership	0
Rented: From Council	3
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	25
Rented: Other	7
Rent Free	0
<b>Total</b>	<b>141</b>



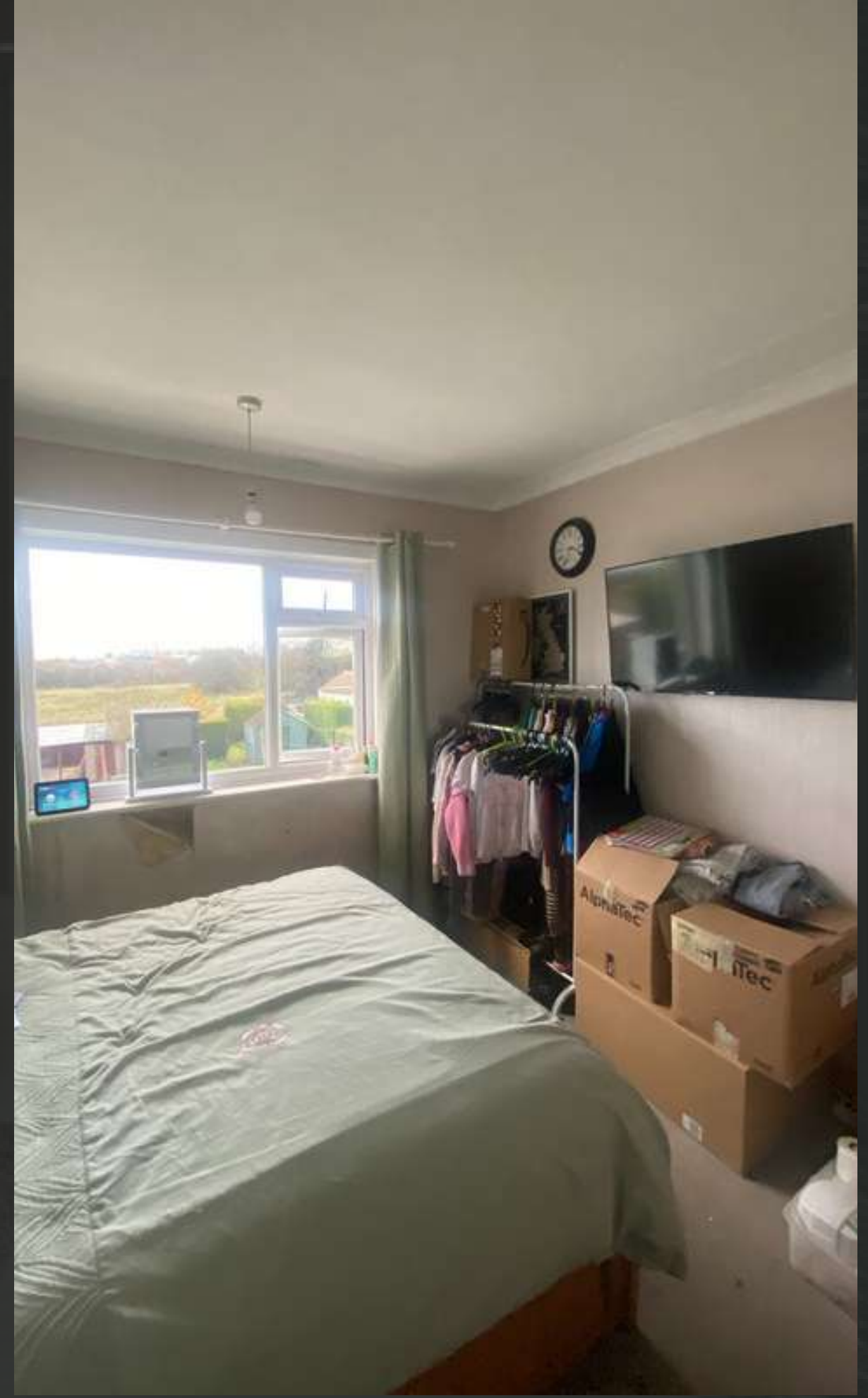
# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN



















# Sold House Prices

 1 bath  3 beds  1 reception

FREEHOLD

SEMI-DETACHED HOUSE

**£141,950**

Estimated price

**£146,000 - £162,000**

3 bed, semi-detached

£160,000

17 Feb 2023

Freehold

£80,000

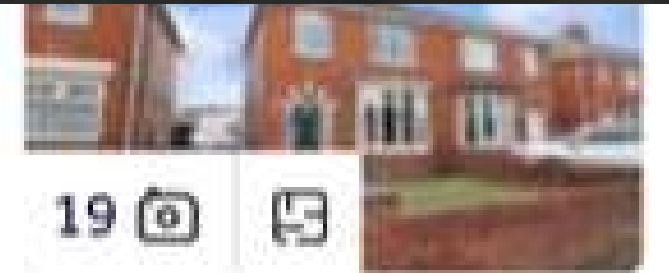
29 Jun 2012

Freehold

£93,500

10 Nov 2006

Freehold



3 bed, semi-detached

£159,950

5 Oct 2022

Freehold

£78,000

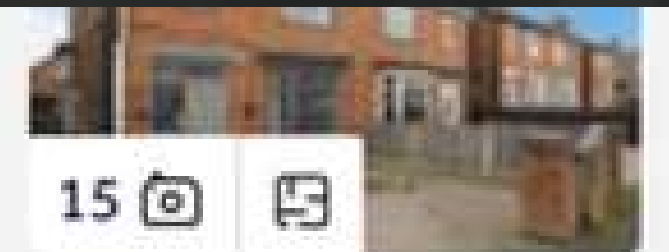
22 Dec 2003

Freehold

£47,000

22 Nov 2001

Freehold



# Rental Prices



£875 pcm

Semi-Detached 3 1

0.39 miles

This unfurnished semi detached house is well maintained and comprises of lounge/diner, New kitchen, New Boiler and New



£895 pcm

Semi-Detached 3 2

0.90 miles

• Zero deposit option • Modern Throughout • Two double bedrooms and a single bedroom • Two reception room • Family bathroom and



1 of 18 - Front

£1,200.00

per month

£276.92

per week

- No admin fees
- No hidden charges

Let Agreed

Property Reference:  
1801007

# DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

## About property

### **ALEKSANDRA SUSZKA**

- Tel: +44 7563757829
- E-mail: [alex.suszka@sellhousewithus.com](mailto:alex.suszka@sellhousewithus.com)

## About process

### **MAREK KMIOTEK**

- Tel: +44 7534 878 739
- E-mail: [marek.kmiotek@sellhousewithus.com](mailto:marek.kmiotek@sellhousewithus.com)



Dawid Dowbusz

