



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 SEMI-DETACHED HOUSE

NORTH LINCOLNSHIRE

Details

Building typ.....3 bed semi-detached house

Construction Type..... Standard

Tenure..... Freehold

Heating Type.....Gas Central

Reason of Sale.....Senior vendor

Occupier..... Empty

Refurbishment.....Minor

Numbers

Purchase Price	£115 000
Refurbishment	£23 000
Done Up Value (DUV)	£163 500
Rent	£900
ROE	20.19%
YELD	9.39 %
TOTAL INVESTMENT COST (BTL)	~58 500£
<hr/>	
Sourcing Fee	£4000
Project Management Fee	£4000

Refurb

- **New Fuse Box**
- **New Boiler**
- **Painting**
- **Carpets**
- **Kitchen Floor**
- **Radiators (Part)**
- **Back garden Fence**
- **Certificates**

3 BED SEMI-DETACHED HOUSE

PP £115 000

North Lincolnshire

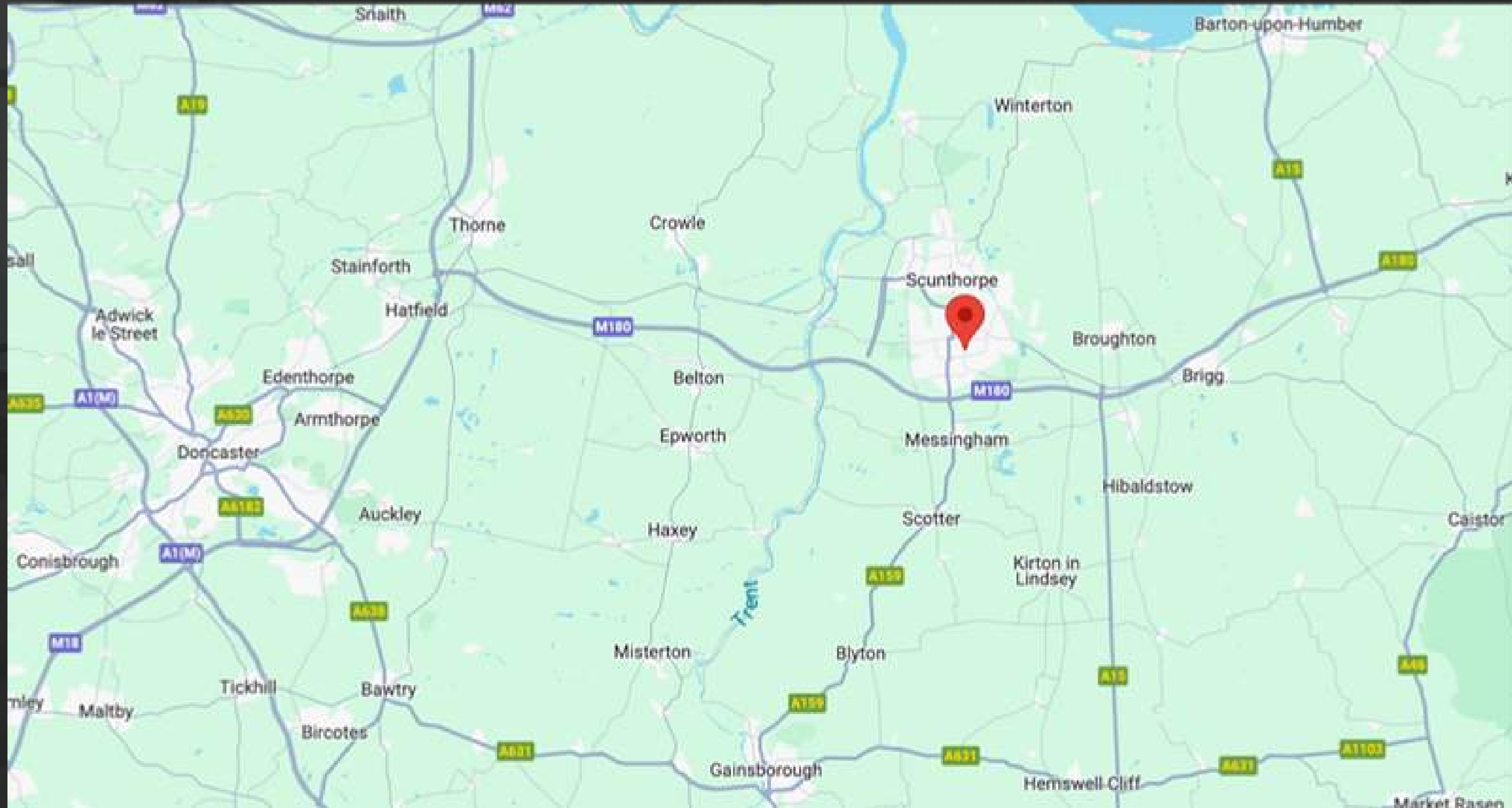
North Lincolnshire is a place where the quality of life is high and the cost of living is low. A place rich in leisure, recreation, culture, heritage and green space. To live here is to have an active, healthy and rewarding life where the wellbeing of our residents continues to improve.

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



Bus / Train

Churchfield Road

0.07 MILES



Walking Time

1.5 MINUTES

Bottesford Road

0.1 MILES



Walking Time

2 MINUTES

Ashby Star

0.16 MILES



Walking Time

3.2 MINUTES

High Street

0.2 MILES



Walking Time

4.1 MINUTES

Grange Lane South

0.23 MILES



Walking Time

4.6 MINUTES

Scunthorpe Rail Station

1.59 MILES



Walking Time

31.9 MINUTES

Althorpe Rail Station

3.92 MILES

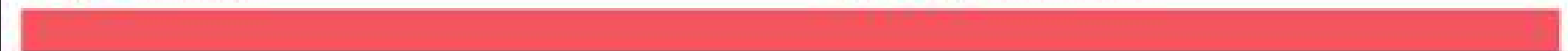


Walking Time

78.3 MINUTES

Kirton Lindsey Rail Station

5.82 MILES



Walking Time

116.4 MINUTES

Brigg Rail Station

6.62 MILES



Walking Time

132.5 MINUTES

Crowle Rail Station

7.29 MILES



Walking Time

145.8 MINUTES

Schools



Oakfield Primary School | (0.3mi.)

Good



Frederick Gough School | (0.3mi.)

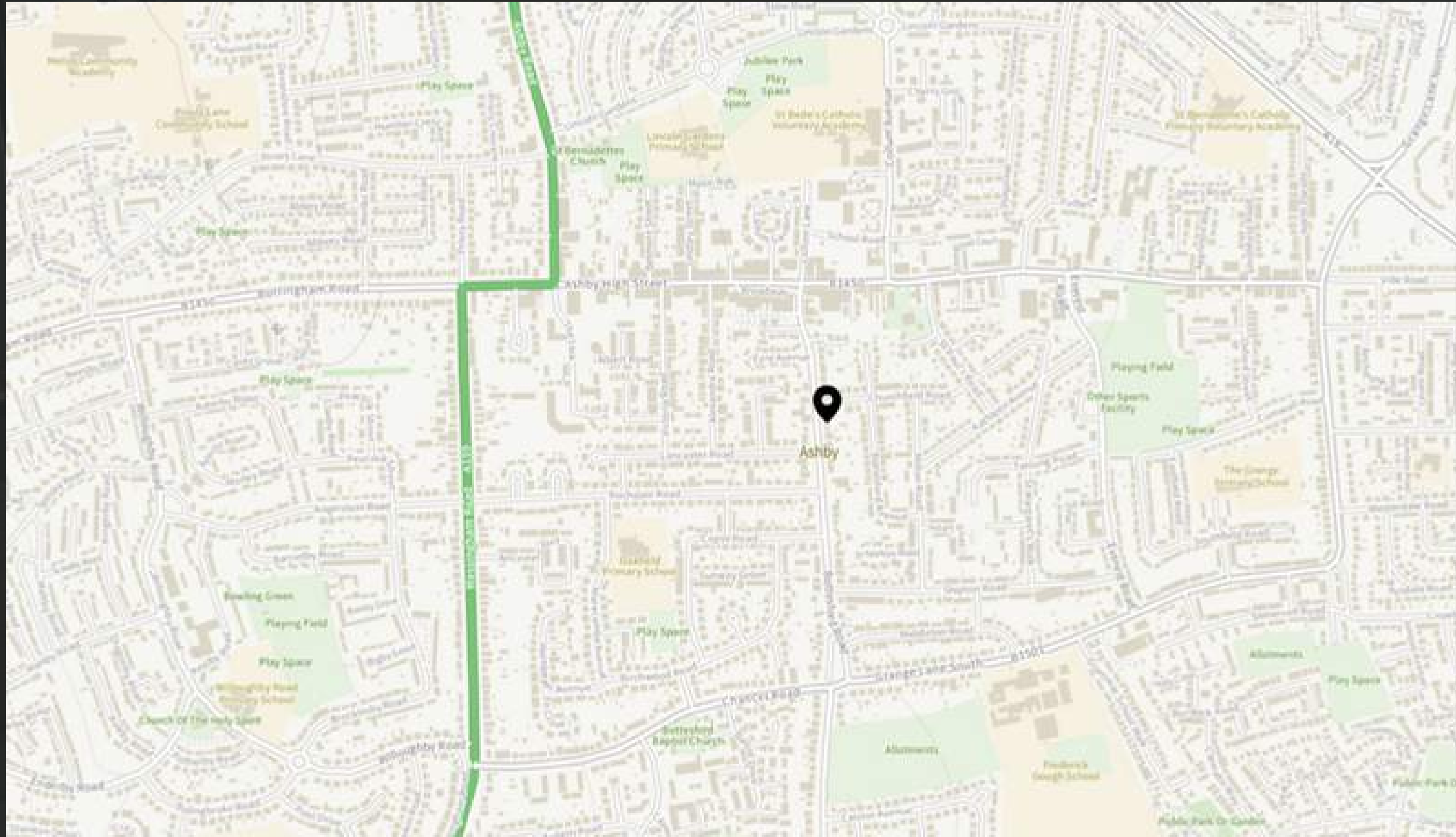
Good



St Bede's Catholic Voluntary Academy | (0.4mi.)

Good

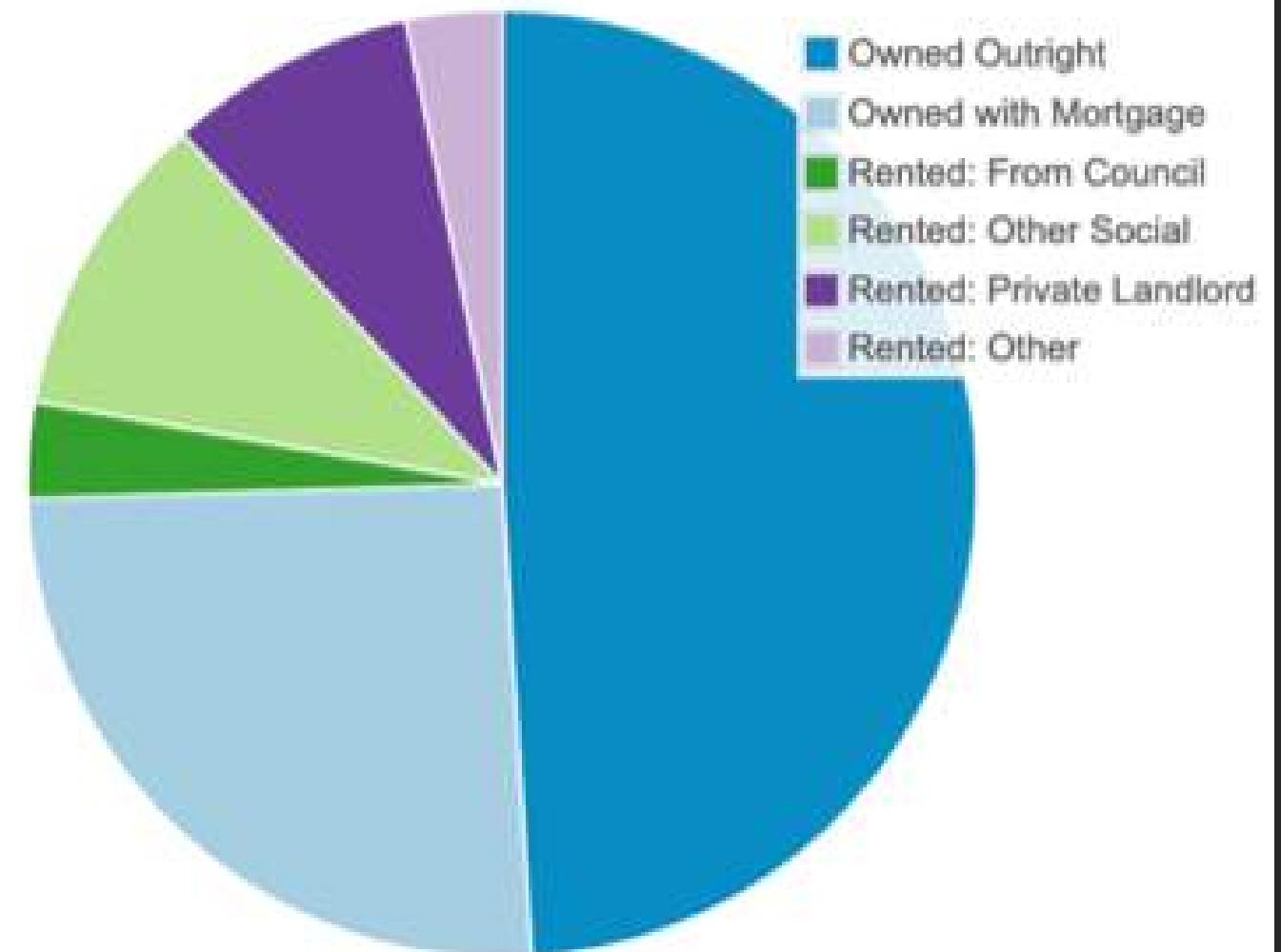
Flood Map



HOUSING

Housing Tenure

Owned Outright	75
Owned with Mortgage	39
Shared Ownership	0
Rented: From Council	5
Rented: Other Social	16
Rented: Private Landlord <i>inc. letting agents</i>	13
Rented: Other	5
Rent Free	0
Total	153



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

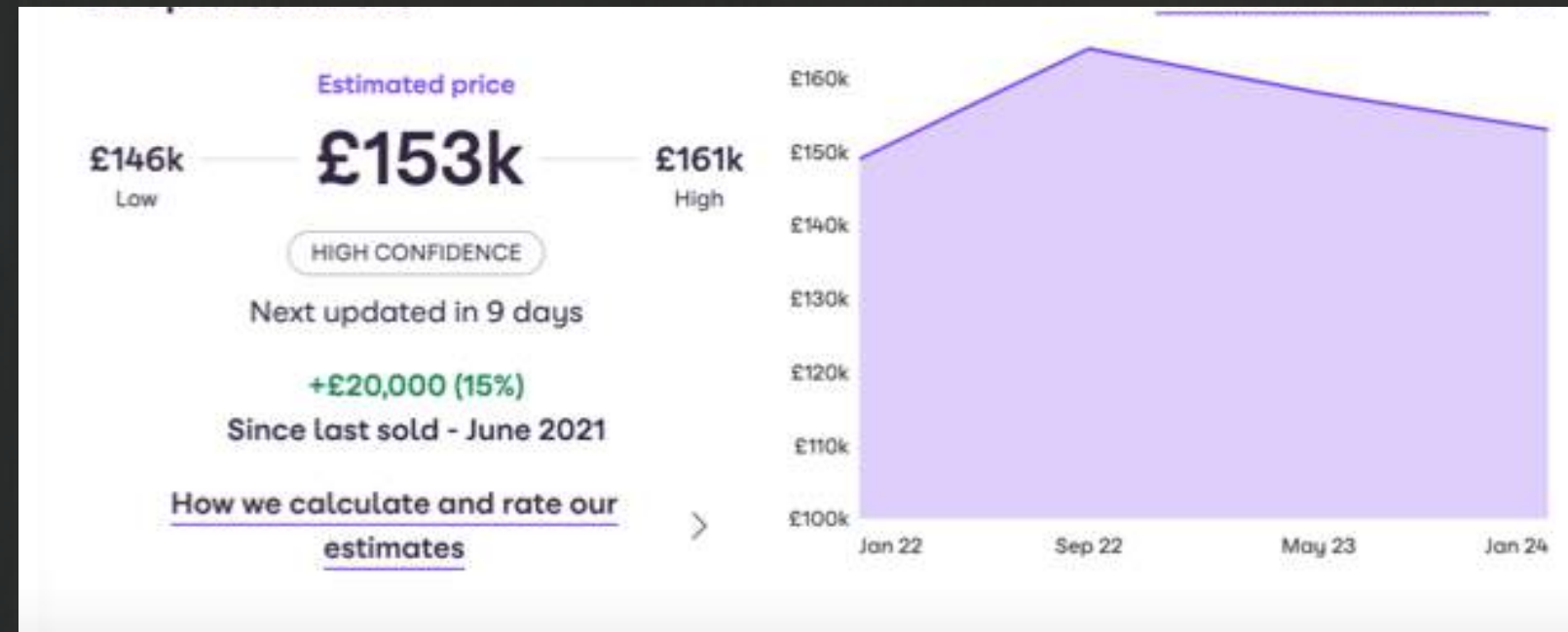






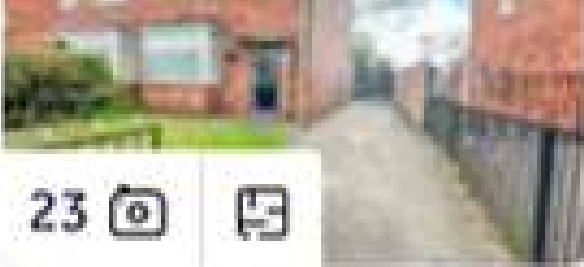






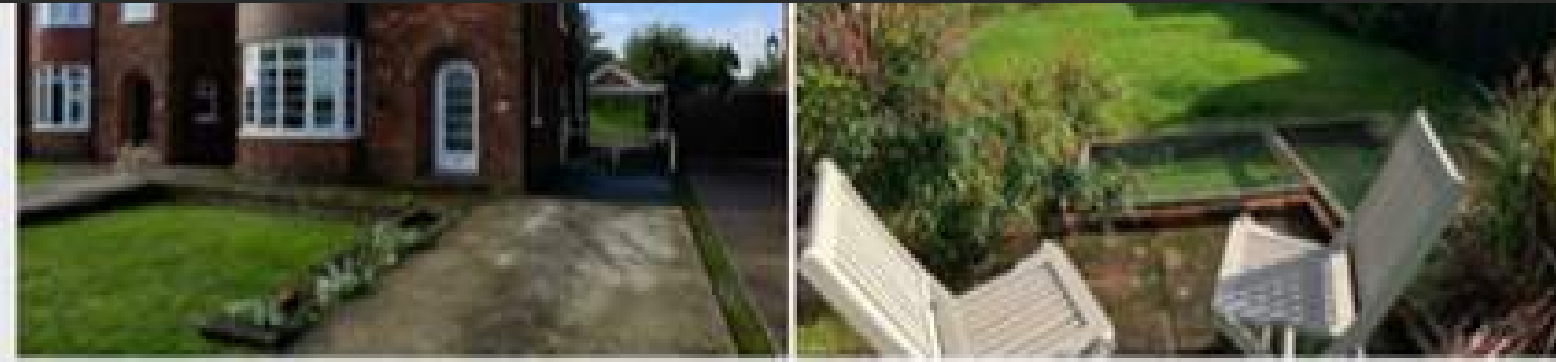
Sold House Prices



3 bed, semi-detached				
£174,000	7 Aug 2023	Freehold	10 	
£30,000	18 Dec 2007	Freehold		

3 bed, semi-detached				
£176,300	24 Aug 2023	Freehold	23  	
£117,500	16 Jan 2015	Freehold		

Rental Prices



£900 pcm ↔ 📱

0.80 miles
BEAUTIFUL, TRADITIONAL RENTAL PROPERTY, which is
DECEPTIVELY SPACIOUS THROUGHOUT! LARGE REAR GARDEN!

LET AGREED



3 Bed Semi-Detached House, Oakwood Rise, DN16

£850.00
per month
£196.15
per week

- ✔ No admin fees
- ✔ No hidden charges

Let Agreed

Property Reference:
1820217

Meet the landlord



3 Bed Semi-Detached House, Churchfield Road,

£850.00
per month
£196.15
per week

- ✔ No admin fees
- ✔ No hidden charges

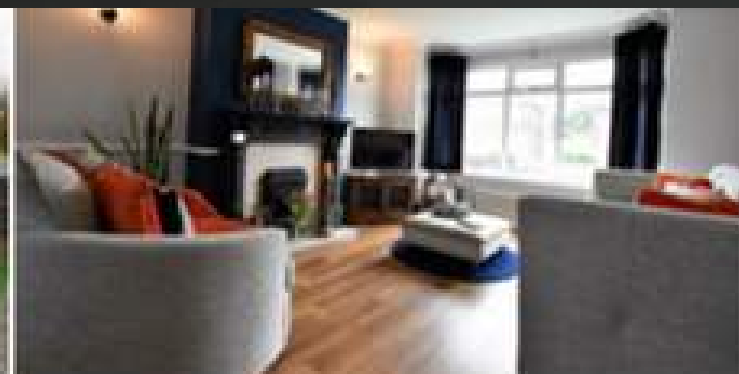
Let Agreed

Property Reference:
1769488

Meet the landlord



£1,000 pcm ↔ 📱



Semi-Detached 🏠 3 🛏 1

GREAT FAMILY RENTAL PROPERTY in POPULAR
LOCATION, CLOSE TO AMENITIES! MODERN & WELL
PRESENTED THROUGHOUT! AMPLE OFF ROAD

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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