



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
(GARAGE)

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.....Major

Numbers

Purchase Price	£125 000
BTL Deposit (25%)	£31 250
Stamp Duty (3%)	£3 750
Refurbishment	£30 000
Legal Fees	£2000
Broker Fee	£500
Done Up Value (DUV)	£182 000
Final Rent	£975
ROE	20.63 %
YELD	9.36 %
TOTAL INVESTMENT COST (BTL)	~67 000£
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Sourcing Fee	£4000
Project Management Fee	£4000

Refurb

- **New Fuse Box**
- **Plastering**
- **Painting**
- **Flooring**
- **New Kitchen**
- **New Bathroom**
- **Window x1**
- **Hydraulic installation & radiators**
- **Interior doors**
- **Certificates**

3 BED SEMI-DETACHED HOUSE with GARAGE

PP £125 000

North Lincolnshire

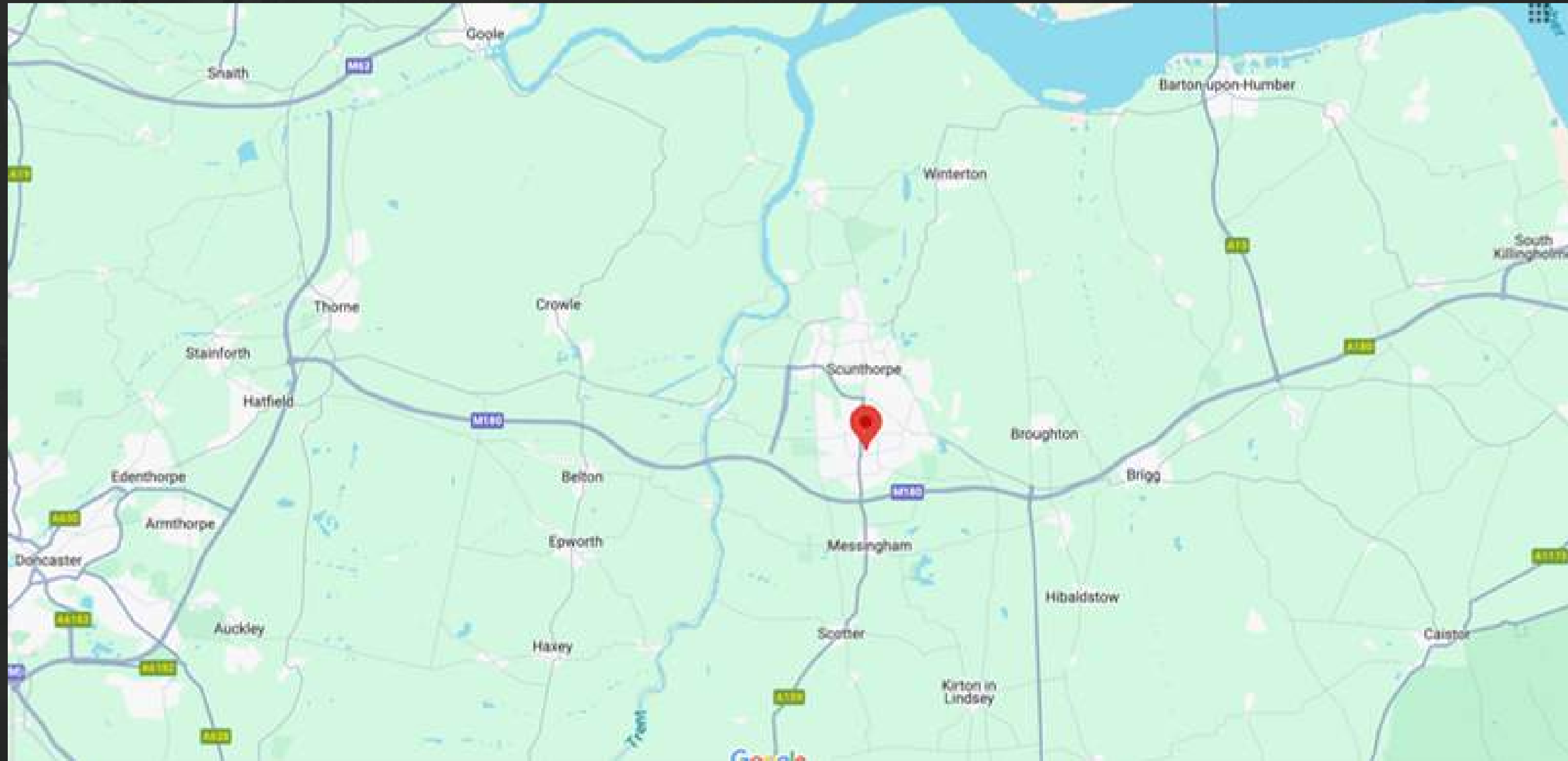
North Lincolnshire is a place where the quality of life is high and the cost of living is low. A place rich in leisure, recreation, culture, heritage and green space. To live here is to have an active, healthy and rewarding life where the wellbeing of our residents continues to improve.

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

Ancaster Court	Walking Time
0.13 MILES	2.6 MINUTES
Rochdale Road	Walking Time
0.13 MILES	2.7 MINUTES
Willoughby Road	Walking Time
0.16 MILES	3.2 MINUTES
Cambridge Avenue	Walking Time
0.16 MILES	3.3 MINUTES
Ashby Star	Walking Time
0.17 MILES	3.4 MINUTES

Scunthorpe Rail Station	Walking Time
1.71 MILES	34.2 MINUTES
Althorpe Rail Station	Walking Time
3.7 MILES	74 MINUTES
Kirton Lindsey Rail Station	Walking Time
5.82 MILES	116.3 MINUTES
Brigg Rail Station	Walking Time
6.9 MILES	138 MINUTES
Crowle Rail Station	Walking Time
7.04 MILES	140.8 MINUTES

Schools

NEAREST SCHOOLS



Oakfield Primary School

0.1 miles

State School | Ofsted: Good



Lincoln Gardens Primary School

0.6 miles

State School | Ofsted: Good



Bottesford Infant School

0.6 miles

State School | Ofsted: Outstanding

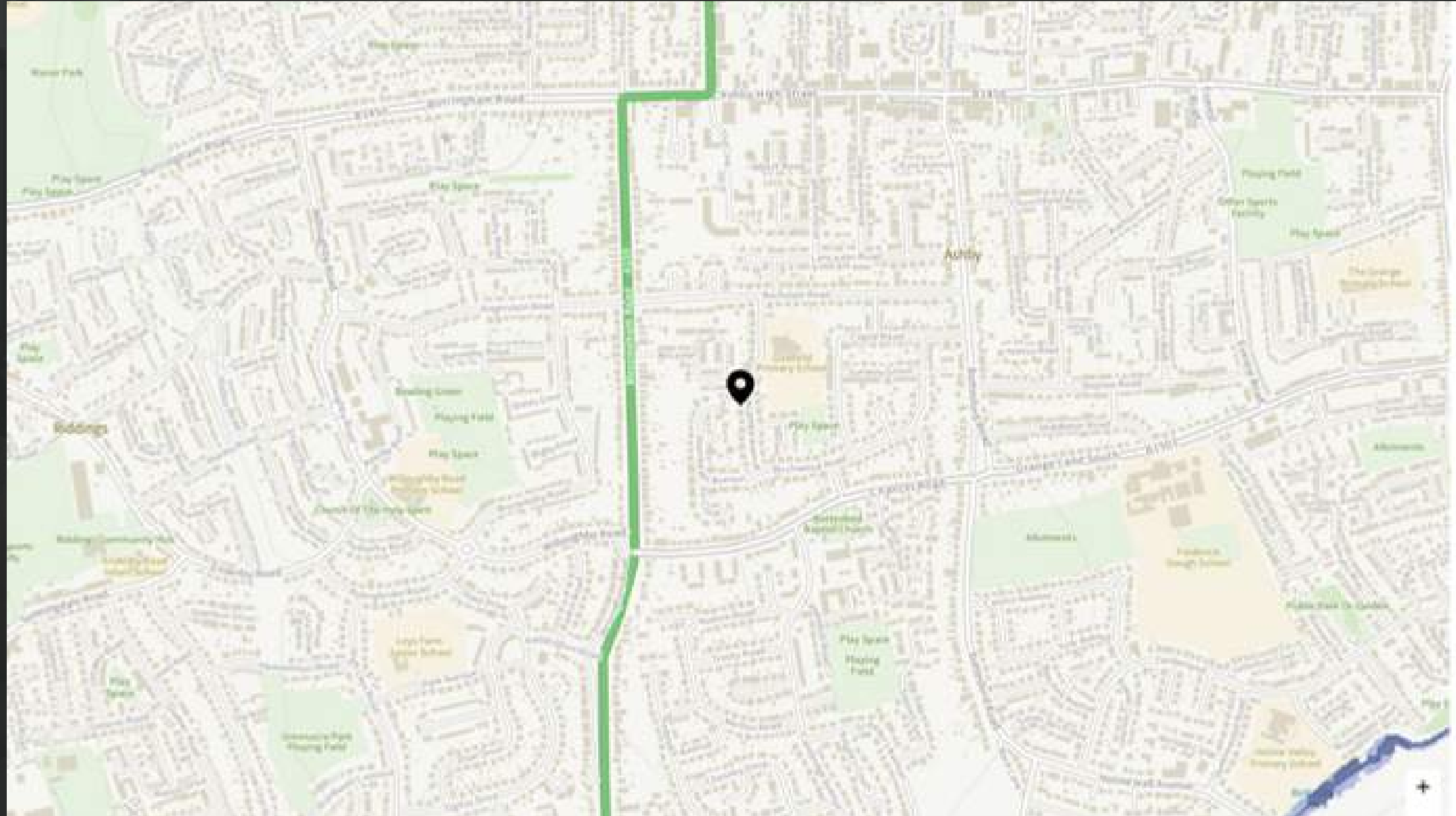


Bottesford Junior School

0.6 miles

State School | Ofsted: Good

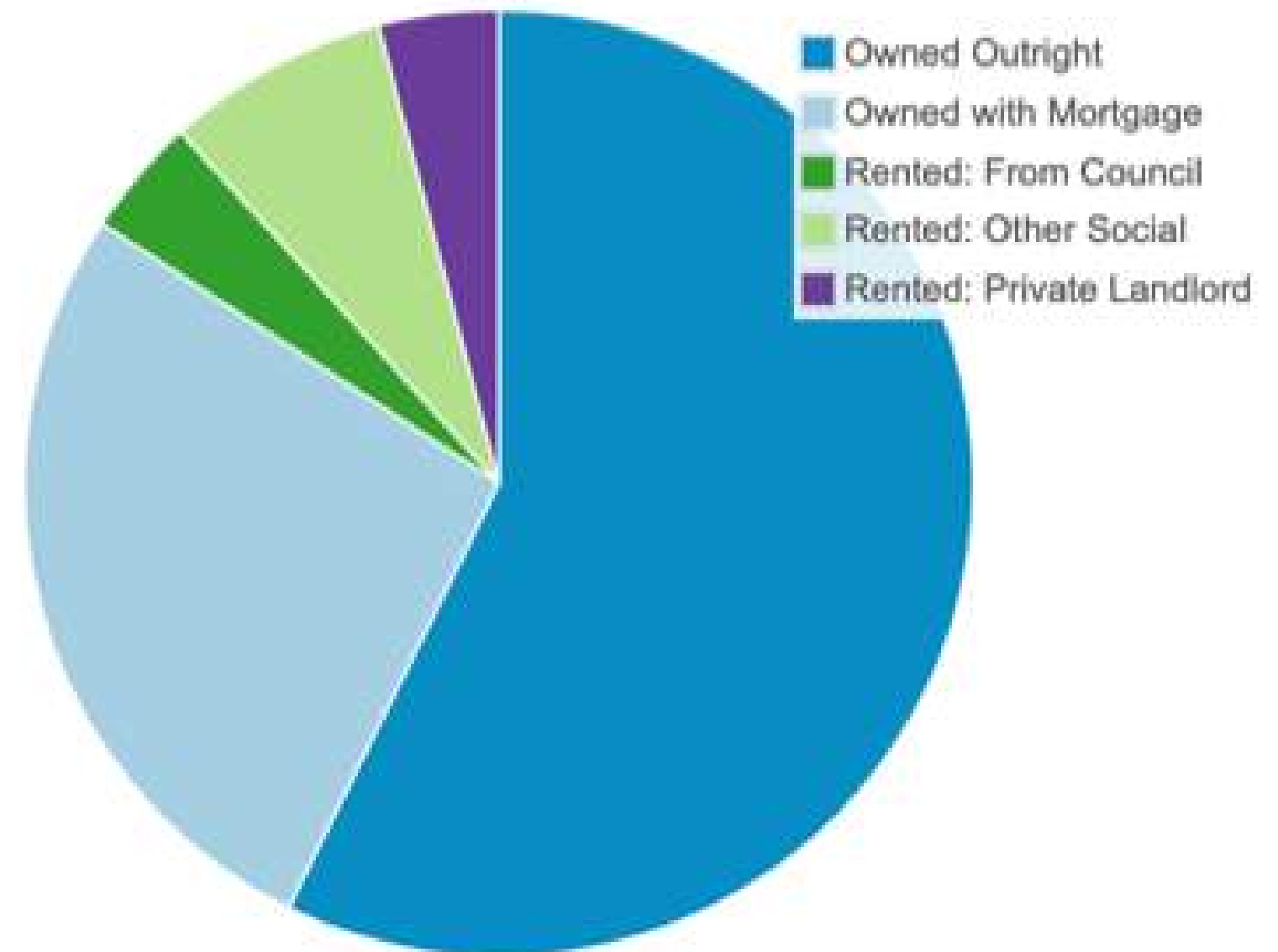
Flood Map



HOUSING

Housing Tenure

Owned Outright	98
Owned with Mortgage	46
Shared Ownership	0
Rented: From Council	7
Rented: Other Social	13
Rented: Private Landlord <i>inc. letting agents</i>	7
Rent Free	0
Total	171



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		







Sold House Prices



3 bed, semi-detached

£182,000

28 Apr 2023

Freehold

20

3 bed, semi-detached

£180,000

24 Apr 2023

Freehold

22

Rental Prices



£900 pcm ↔ 📅

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

LET AGREED



3 Bed Semi-Detached House, Wynmoor Road, DN17

£975.00
per month

£225.00
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1908612

Meet the landlord



☆ Favourite

£850.00
per month

£196.15
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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