



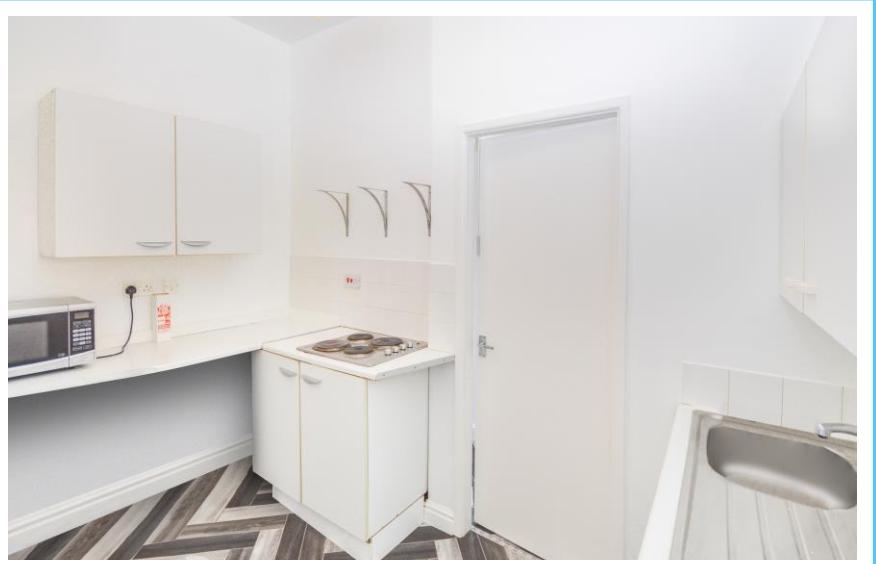
Clough Road, Masborough

Auction Guide Price: £170,000



**VIEW, BID AND BUY!** For sale by conditional auction- Starting Bid plus Reservation Fee- Terms and Conditions Apply (See Auctioneer Comments for further information)

**PREMIUM INVESTMENT OPPORTUNITY** An exceptional semi detached property that has been expertly converted into five self-contained flats, offering modern and comfortable accommodation throughout. The building comprises a mix of One, Two Bedroom and Studio Flats, each benefiting from fitted Kitchens with ovens and individual Bathrooms with modern Shower suites. The property is arranged over 3 multiple residential levels, with an additional basement housing the shared boiler and individual fuse boxes for each flat. The property is currently 85% let to reliable, working tenants on AST periodic agreements and generates a gross annual income of £34,200, providing an attractive yield of approximately 10%. Tenants are responsible for their individual council tax, while the landlord covers the gas, electricity, and water bills. A recent Fire Risk Assessment has identified areas where improvements are required to bring the building fully in line with current regulations. These requirements have been reflected in the competitive starting bid, and the full Fire Risk Assessment is available for prospective purchasers to review upon request. Viewings are strictly by appointment only. [www.bartons-net.co.uk](http://www.bartons-net.co.uk)



## ACCOMMODATION

- **VIEW, BID & BUY!**
- **For Sale by Modern Auction – T & C's apply**
- **Semi Detached House with FIVE, Studio/ One & Two Bedroom flats with Tenants in Situ!**
- **PREMIUM INVESTMENT OPPORTUNITY**
- **Rear Communal Garden & Ample On Street Parking!**
- **Tenants pay their own Council Tax & Landlord is responsible for Electric, Gas & Water Bills.**
- **All Tenants signed to Assured Short hold**



ALL EPC FOR INDIVIDUAL FLATS ARE ON FILE AVAILABLE UPON REQUEST



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