



**15 Grosvenor Road**  
Skegness, Lincolnshire. PE25 2DB

**BELL**





## 15 Grosvenor Road Skegness, Lincolnshire. PE25 2DB

**An extremely well maintained and presented 11 bed HMO located in the vibrant seaside town of Skegness on the east coast of Lincolnshire.**

- Freehold Property
- Fully let with long standing tenants
- Extremely well maintained and managed
- Providing immediate return on investment
- Offering approx. 18.94% gross return against asking price
- Close to town centre and all local amenities
- Includes private garage (not currently let)

**Asking Price £295,000**

### **INCOME:**

The property is currently fully let with many long-standing tenants and is generating **£55,900 per annum** ((offering a very attractive gross investment yield of approx. 18.94% on the asking price).

This is a fantastic opportunity to acquire an extremely well-run HMO with an established and stable income stream providing a day 1 return.

Please note for portfolio investors number 24 Grosvenor Road is also available for purchase. Generating £55,900 per annum. Asking price £309,000.



## Location-

Set approx. 0.3 miles from the main town centre, in the well serviced seaside town of Skegness. Skegness's blue flag beach is approx. 0.5 miles

Skegness railway station is situated approximately 0.3 miles to the south. From Skegness there are direct services to Wainfleet (9 mins) and Nottingham (2 hours 6 mins).

By road, Skegness is located approximately 42 miles east of Lincoln, 55 miles northeast of Peterborough, 72 miles southeast of Kingston upon Hull, 79 miles east of Nottingham and 84 miles northeast of Leicester.

## ACCOMMODATION

Set over three floors the well-presented accommodation includes:

**Ground Floor-** Hall with separate access to the rear garden, five bedrooms and a shower room

**First Floor-** Kitchen Living Room with modern fitted units, 2 x electric oven and hobs, sink and drainer and finished with dining table and chairs and wall mounted TV, four further bedrooms, two further shower rooms and a separate WC

**Second Floor-** Two further bedrooms, one with kitchenette

## OUTSIDE

To the rear there is a low maintenance garden area, secured gated parking area and a Garage with roller shutter door.

## General Condition:

The property has been meticulously maintained and managed by the current owner. Windows are uPVC double glazed throughout. Shower rooms are all fitted with modern white suites and are fully tiled.

**Services:** Full mains services of water, electricity, gas and drainage are connected. Heating is gas fired.

**EPC rating: D 60.**





This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

**East Lindsey District Council: Tax Band B.**

**The property is offered for sale freehold. Title number LL161192**

Viewings: Strictly by appointment through the Agents' Horncastle Office. Contact the Agent:

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