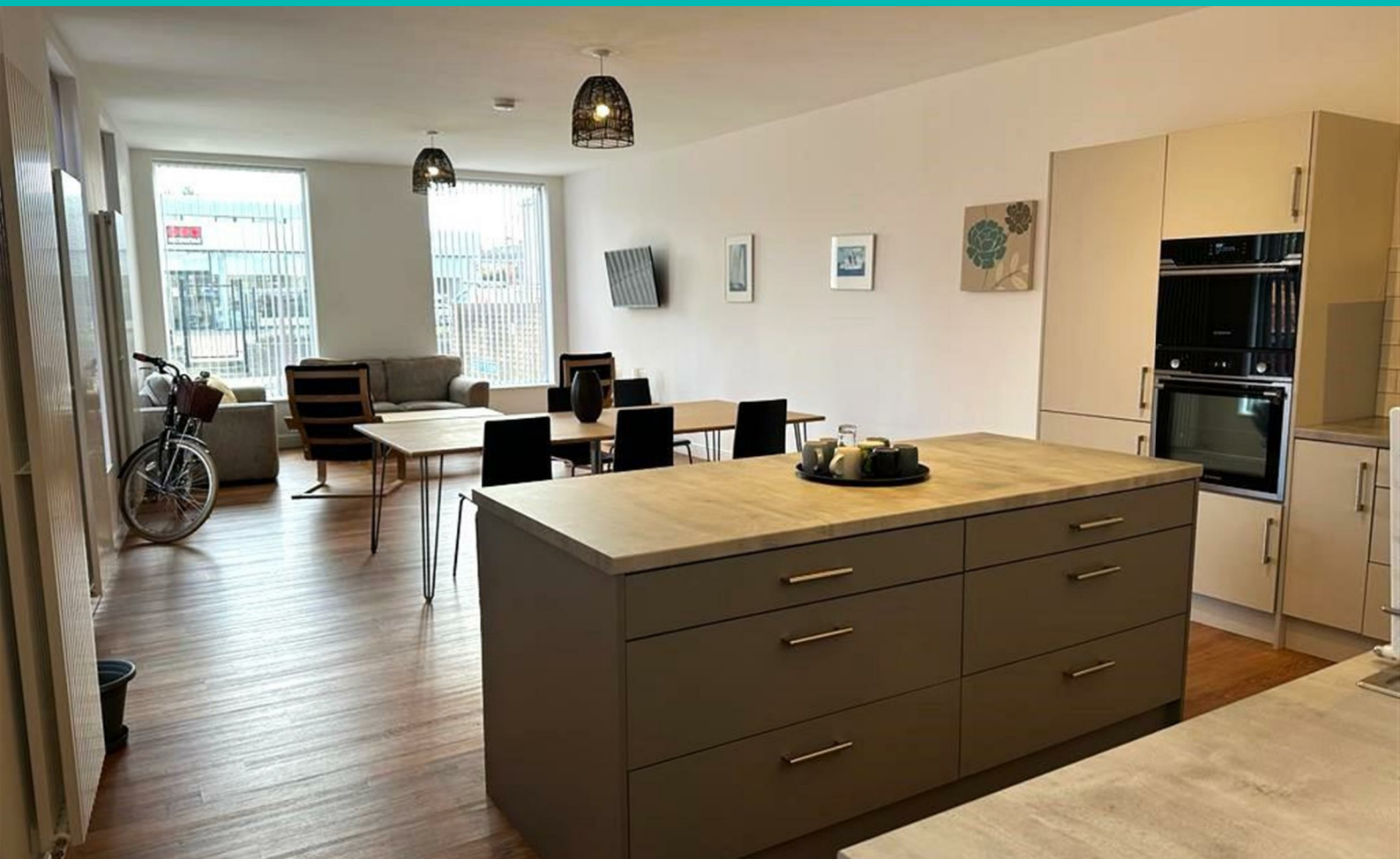




# FIND

Property Solutions



**11a Kingsholm Road** Kingsholm, Gloucester, GL1 3AY

**Asking price**  
**£450,000**

FIND Property Solutions are pleased to bring to the market this extremely well presented 5 DOUBLE BEDROOM HMO with full en-suites to all rooms, currently generating an income of £36,000 p/a and possessing the ability to increase the Rental yield to OVER 10%.

'Holm Corner' is a stones throw away from the famous Kingsholm Rugby Ground and just a few minutes walk in to the City centre. With excellent links to public transport such as the Train and Bus station a short walk away, this will continue to be a desirable location for potential tenants to live.

Inside the property has recently undergone a top tier refurbishment, allowing it to become an immediate income generator. Moreover, there exists untapped potential to further enhance rental returns at zero additional cost.

Each Room has been fitted with a high end en-suite, with rooms 2 and 3 having the added bonus of a walk in wardrobe. The property is fully furnished with high quality fixtures and fittings adding to the superb finish.

Adding to the properties appeal, there is potential to offer Off road parking for two vehicles.

In conclusion, rest assured, this opportunity will not disappoint. Contact FIND Property Solutions today to arrange a viewing and seize this exceptional investment opportunity.

- Ready made Investment Opportunity
- Finished to a fantastic standard
- Five double bedroom HMO with En-suite Rooms
- Spacious Communal area
- Potential to increase rental yield to over 10%
- Fully Tenanted with a current income of £36,000 p/a
- Fully fitted Kitchen and Utility Room
- Potential for Off road parking for two vehicles

## Viewing

Please contact our Find Property Solutions Office on 01452929995 if you wish to arrange a viewing appointment for this property or require further information.



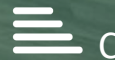
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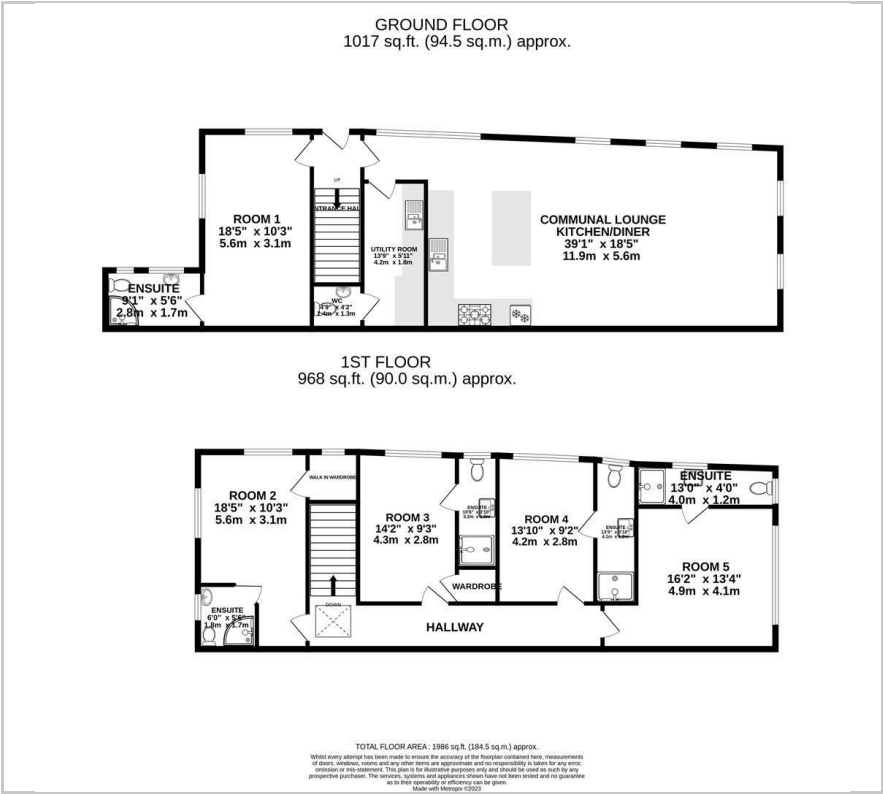


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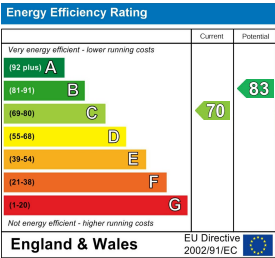
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.