

CHANGING HOME



95 Whipcord Lane | Chester | CH1 4GD

£395,000

EXCELLENT INVESTMENT OPPORTUNITY. A superb, fully refurbished and now very well appointed 7 BEDROOM fully licensed HMO very close to Chester University's main campus building on Cheyney Road. The property has 2 shower rooms, communal living room and well equipped kitchen.

CURRENTLY FULLY LET WITH A GROSS ANNUAL INCOME CIRCA £40,000.

Property Description

LETTING DETAILS

The property is currently fully let on 12 month contracts for each room. The monthly rental figures currently are as follows:

Room 7- £550

Room 2- £550

Room 4- £550

Room 3- £500

Room 1- £525

Room 5- £475

Room 6- £475

(Generating around £42,900 pa)

LOCATION

The property is set a short walk away from the main campus of Chester University. There are local shops and pubs close by. Chester City Centre is also within walking distance.

HALL

With wood effect laminate floor and radiator.

LIVING ROOM

13' 6" x 11' 6" (4.11m x 3.51m) With a feature fireplace, radiator and wood effect laminate floor. Picture rail and UPVC double glazed window.

KITCHEN

15' 5" x 8' 10" (4.7m x 2.69m) A newly installed fitted kitchen with a range of fitted floor and wall units. Dishwasher and washing machine. Two gas hobs with extractor hoods over. 2 ovens and a sink unit. Ideal combi boiler. Wood effect laminate floor and fridge/freezer. Radiator and 2 UPVC double glazed windows. Spotlights and wood effect laminate floor. Door to rear.

BEDROOM 1

14' 1" x 10' 11" (4.29m x 3.33m) plus bay. With radiator and UPVC double glazed window.

BEDROOM 2

9' 0" x 9' 6" (2.74m x 2.9m) With radiator and UPVC double glazed window.

BEDROOM 3

9' 5" x 7' 8" (2.87m x 2.34m) With radiator and UPVC double glazed window.



BEDROOM 4

11' 6" x 7' 1" (3.51m x 2.16m) With radiator and UPVC double glazed window.

BEDROOM 5

8' 9" x 7' 3" (2.67m x 2.21m) With radiator and UPVC double glazed window.

SHOWER ROOM 1

5' 6" x 5' 1" (1.68m x 1.55m) With a white suite of a WC, wash hand basin on a vanity unit and shower cubicle. Wood effect laminate floor, heated towel rail and extractor fan. Frosted UPVC double glazed window.

SHOWER ROOM 2

9' 1" x 4' 1" (2.77m x 1.24m) With a white suite of a WC, wash hand basin on a vanity unit and shower cubicle. Wood effect laminate floor, heated towel rail and extractor fan.

BEDROOM 6

8' 0" x 8' 4" (2.44m x 2.54m) With radiator and UPVC double glazed window.

BEDROOM 7

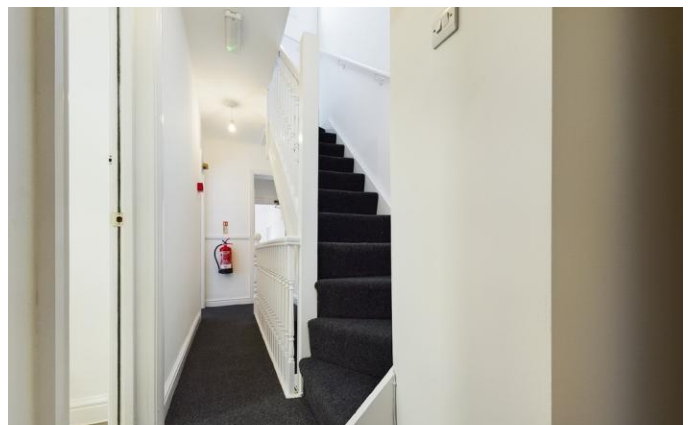
8' 7" x 14' 9" (2.62m x 4.5m) max with restricted headroom. With 2 Velux roof windows and radiator.

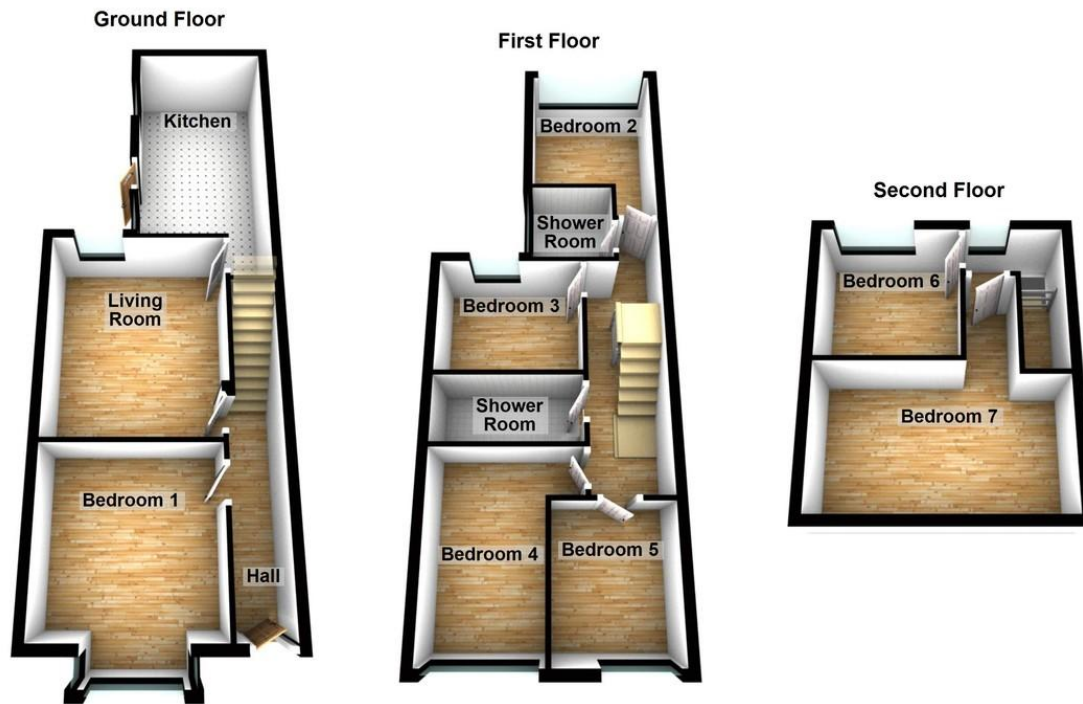
OUTSIDE

To the rear is a walled courtyard with gate and brick sheds.

PROPERTY NOTES

The property is a fully licensed 7 bedroom HMO.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements