

## Lot 27

# 39 Cranley Road, Westcliff-on-Sea, SS0 8AJ

**GUIDE PRICE: £250,000**



## HMO PROPERTY WITH INVESTMENT INCOME AND PLANNING POTENTIAL

This semi-detached older style house we understand is registered as an HMO with seven lettable rooms. The property is currently producing £2245 pcm (£26,940 pa gross) and the property is being sold with the benefit of this investment income. The property also offers potential for conversion into self-contained flats subject to obtaining any necessary planning consent that may be required. Cranley Road is situated close to the A13 London Road and within walking distance of Westcliff Mainline Station.

### TENURE

Freehold

### ACCOMMODATION & TENANCY SCHEDULE

Room 1: let at £325 pcm expiring 15/8/10

Room 2: let at £320 pcm expiring 24/3/11

Room 3: estimated rental value £310 pcm

Room 4: let at £420 pcm expiring 02/8/10

Room 5: let at £310 pcm expiring 24/11/10

Room 6: let at £260 pcm expiring 26/11/10

Room 7: let at £300 pcm expiring 04/08/10

There is also a communal living room, kitchen and laundry room. The property also includes bathroom, shower room and WC, gardens.

### LOCAL AUTHORITY & TAX RATING

Southend-on-Sea Borough Council 01702 215000

Council Tax Band: D

### VENDORS SOLICITORS

Mark Cooper, BTMK Solicitors

County Chambers, 23–27 Weston Road

Southend, Essex SS1 1BB

01702 238510

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN