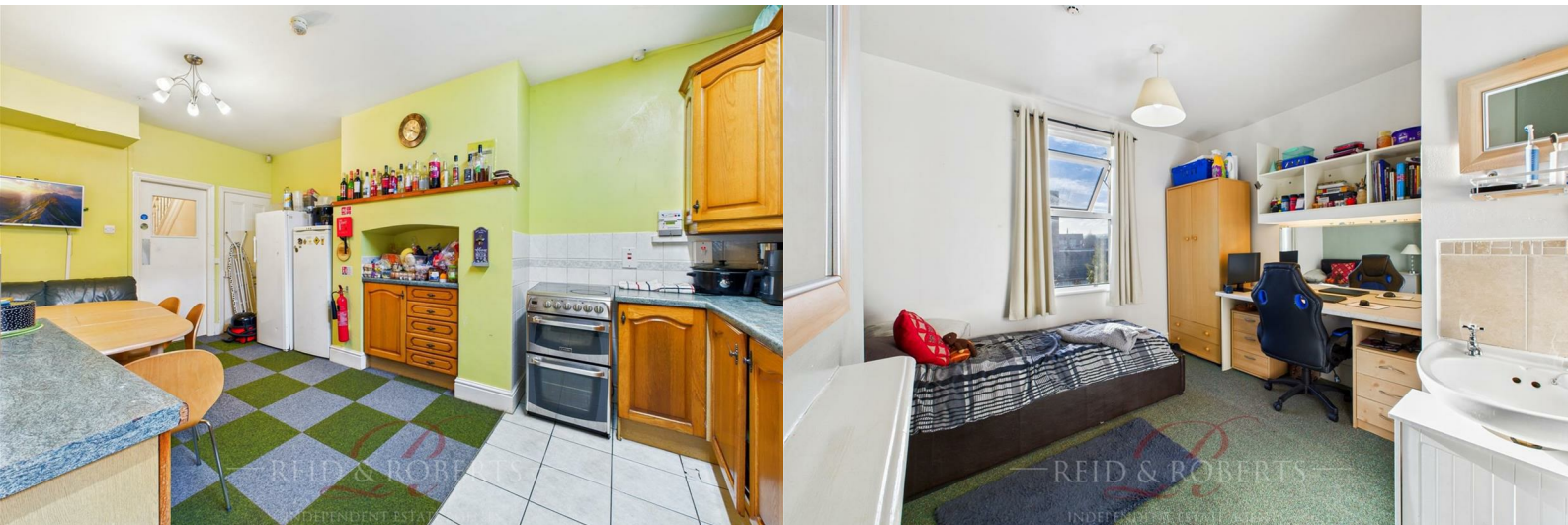




23 Gerald Street

Wrexham, LL11 1EH

£265,000

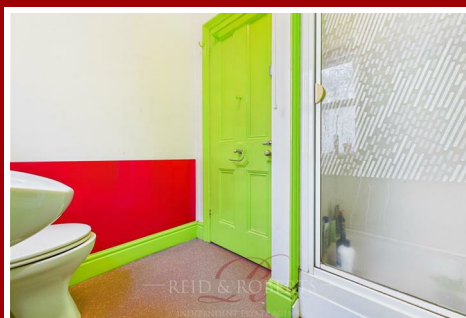




# 23 Gerald Street

Wrexham, LL11 1EH

£265,000



## Description

Reid and Roberts Estate and Lettings Agents are pleased to offer this Semi-Detached Victorian property, located on a well-established and highly sought-after road.

This well-presented property is arranged to provide five letting rooms, a bathroom and shower room, and a communal kitchen/living area, with the added benefit of a rear garden. The layout is ideally suited for continued use as an HMO, offering strong and reliable rental income.

Fully compliant with HMO regulations, the property is fitted with hardwired fire and smoke alarm systems, ensuring tenant safety and peace of mind. Each tenant currently pays £448 per calendar month, covering their own gas and electricity bills, while the landlord covers broadband, water, and the TV licence.

### \*\*Investment Highlights:\*\*

- \* Five fully tenanted rooms generating a stable income
- \* Monthly rental income: £2,240
- \* Annual rental income: £26,880
- \* Strong rental demand in a proven HMO location
- \* HMO-compliant with all necessary safety features in place

This property represents an excellent opportunity for investors seeking a secure, high-demand HMO with immediate rental returns.

## Entrance

Door to the front entrance, leading into the Hallway.

## Hallway

5'7" x 21'9" (1.71m x 6.64m )

Panelled Fire doors leading off to all Rooms.

## Bedroom One

12'3" 15'10" (3.75m x 4.84m)

Fire door providing access to Bedroom One, in line with HMO safety standards. The room includes a panel radiator, double-glazed window to the front elevation, adequate power points, All features meet current HMO requirements for tenant safety and comfort.

## Bedroom Two

10'9" x 12'9" (3.29m x 3.91m )

Fire door providing access to Bedroom Two, in line with HMO safety standards. The room includes a panel radiator, double-glazed window to the side elevation, adequate power points,

## Kitchen/Diner

10'11" x 17'11" (3.33m x 5.47m)

Fitted Kitchen housing a range of wall and base units, space for free standing cooker and fridge/ freezer, plumbing for washing machine, window and door to side elevation. panel radiator,

## Stairs to the first floor accommodation

## Landing Area

5'7" x 18'10" (1.72m x 5.76m )

Fire doors leading off to Bedrooms and Bathroom/Shower Room.

## Bedroom Three

10'1" x 12'10" (3.08m x 3.92m )

Fire door providing access to Bedroom Three, in line with HMO safety standards. The room includes a panel radiator, double-glazed window to the side elevation, adequate power points, wash hand basin.

## Bedroom Four

10'9" x 12'9" (3.28m x 3.91m)

Fire door providing access to Bedroom Two, in line with HMO safety standards. The room includes a panel radiator, double-glazed window to the side elevation, adequate power points, and a wash hand basin.

## Bathroom

6'5" x 8'2" (1.97m x 2.50m )

Bathroom fitted with a three-piece suite, comprising a wash hand basin, low-level WC, and panel bath with overhead shower and shower screen. The room features a window to the front elevation and part-tiled walls.

## Bedroom Five

10'10" x 11'0" (3.31m x 3.36m )

Fire door providing access to Bedroom Two, in line with HMO safety standards. The room includes a panel radiator, double-glazed window to the rear elevation, adequate power points, and a wash hand basin.

## Shower Room

4'9" x 6'2" (1.46m x 1.90m)

Fitted with a three piece suite comprising Shower cubicle with electric shower, low level WC and wash hand basin. panel radiator, extractor fan, window to side elevation. wall mounted Bosch Worcester boiler and hot water cylinder.

## Outside to the rear

The front of the property is accessed via double iron gates. To the rear, there is an enclosed courtyard featuring a brick outbuilding with

Tel: 01978 353000

power and lighting housing a vented tumble dryer and the facility for a washing machine. with additional secure storage area, gated access to the rear garden. The garden is predominantly lawned and enclosed by mature hedging, offering both privacy and a pleasant outdoor space.

### ADDITIONAL INFORMATION

We have been advised by the property owner that Each Tenant pays £448pcm and they are responsible for Bills such as Gas and Electric. The Property owner pays for Broadband, Water and the TV Licence.

Monthly Income of £2,240

Annual Income £26,032

Outgoings £3,339

fully compliant Fire Doors, Panel Fire Alarm System and Fire Safety Equipment.

Tenancy Agreements can be requested from the Landlord

We have been informed that the property underwent a Grant in 1996/1997, please ask for details,

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to

make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

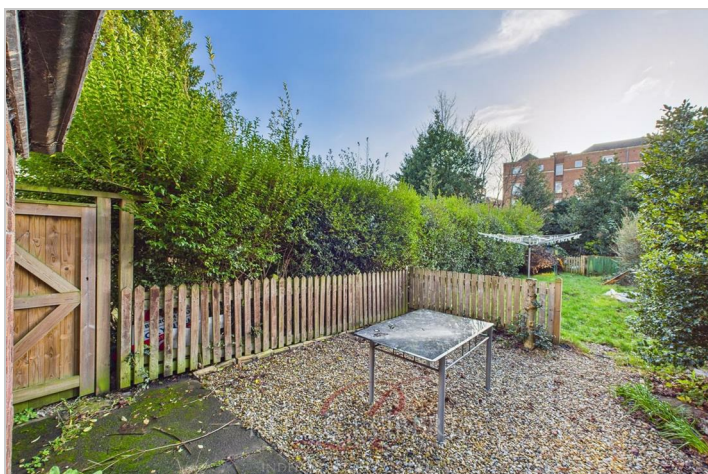
### Services.

The agents have not tested the appliances listed in the particulars.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm





Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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