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**CARVER**  
C O M M E R C I A L  
CHARTERED SURVEYORS  
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## **FOR SALE**

**Freehold**

**Residential Investment Opportunity  
(recently converted to 4 bed HMO)**

**33 Challoner Road, Hartlepool, TS24 8HZ**

**Offers in the Region of £69,000**



## SITUATION/LOCATION

The property is situated on Challoner Road within a predominantly residential neighbourhood. The location is adjacent to the A179 with good transport links through the town. Access north and south bound is available via the A19 approximately 5 miles in driving distance and Jesmond Gardens Primary School is approximately 500m. Hartlepool is situated on the east coast approximately 18 miles south east of Durham and 14 miles south of Middlesbrough.

## PREMISES

The property is an end link two storey dwelling incorporating gas fired central heating and predominantly double glazed.

The property has been recently renovated by our clients to provide a four bed house in multiple occupation (HMO) however the property is presently let as a single dwelling at £450 per calendar month.

Internally the accommodation has been refurbished to provide 4 en-suite bedrooms (one being the former lounge on the ground floor) kitchen and break out area. There is access to the sizeable rear garden from the kitchen. On street parking is available in the vicinity.

## ACCOMMODATION

The accommodation briefly comprises:-

### Ground Floor

Kitchen/Dining Area 13.84sq.m. (148.92sq.ft.)

Fourth Bed (former lounge)  
7.73sq.m. (83.17sq.ft.)

### First Floor

Bed One 8.92sq.m. (95.98sq.ft.)

Bed Two 8.54sq.m. (91.9sq.ft.)

Bed Three 6.8sq.m. (73.17sq.ft.)

Net Internal Area 45.83sq.m. (493.13sq.ft.)

## TENURE

Freehold

## TENANCY

We are advised by our client that the property is occupied by way of an Assured Shorthold Tenancy at £450 per calendar month. There may be an opportunity to improve the revenue stream through multiple occupation lettings subject to any required statutory consents.

## COUNCIL TAX

TBC

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

D-68



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