



296 Mitchell Avenue, CV4 8DW

£199888.00



A Summary

Big return Investment and development opportunity - close to Warwick University - FREEHOLD - For sales with full planning permission.

Mitchell Avenue
£199888.00

Story of the house

Rare Investment opportunity - For Sale with Full Planning Permission to extend to 5 bedrooms 5 bathrooms and HMO Licensing ready. Close to Warwick University, Currently a 3 bed 3 bathroom house.

Rental yield post development will yield 12.5%+, huge margins here.

Architectural drawings have already been developed and paid for and planning permission has been approved - one of the last properties to get through before the article 4 regulations came into place in October 2023. Building regulations are also ready.

Circa 15 minutes walk to Warwick University, a very popular location with Warwick University students, being about as close as you can get as well as being minutes away from Cannon Park, Tesco, Sainsbury's, McDonald's, Subway, KFC, Starbucks, Nisa locals and much more.

Offered fully furnished
Gas central heating
Double glazing
Semi detached with driveway
Front garden and large rear garden with large shed
Fully furnished at present

Will not be on the market for long.
As an agency we will include free advice from our HMO specialist post purchase to help you maximise your investments.



