



Winchester Road, Sandy, SG19 1RQ

£277,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****HMO INVESTMENT PROPERTY*****

This is a six bedroomed HMO property (House of multiple occupancy rights). The current HMO license expires on the 10/7/2025. The current annual income with all rooms occupied is £3000 per calendar month. It could also be used as a 4 bed with two lounges? As of the 14/2/2024 all rooms are occupied.

The accommodation is over three floors and comprises of the following-

GROUND FLOOR- Double Bedroom, WC, kitchen, lounge area and rear lobby.

FIRST FLOOR-Three bedrooms. Double bedroom and two singles.

SECOND FLOOR-Two bedrooms, one double and one single. Bathroom and shower room.

This is a great investment opportunity that currently produces a yearly yield of circa 13% .

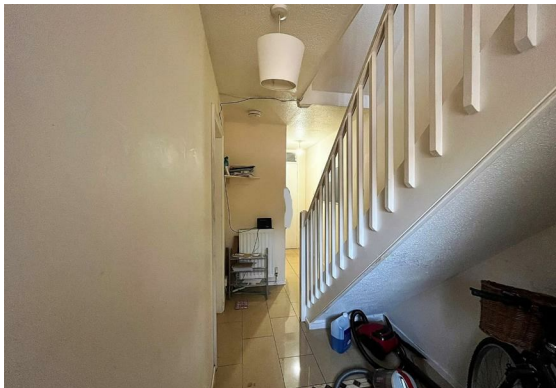
Sandy is a town which offers a range of amenities including several schools, doctors surgery, Dentist, a host of shops and restaurants and has a mainline train station giving great access to London St Pancras. Also it has great access to the A1.

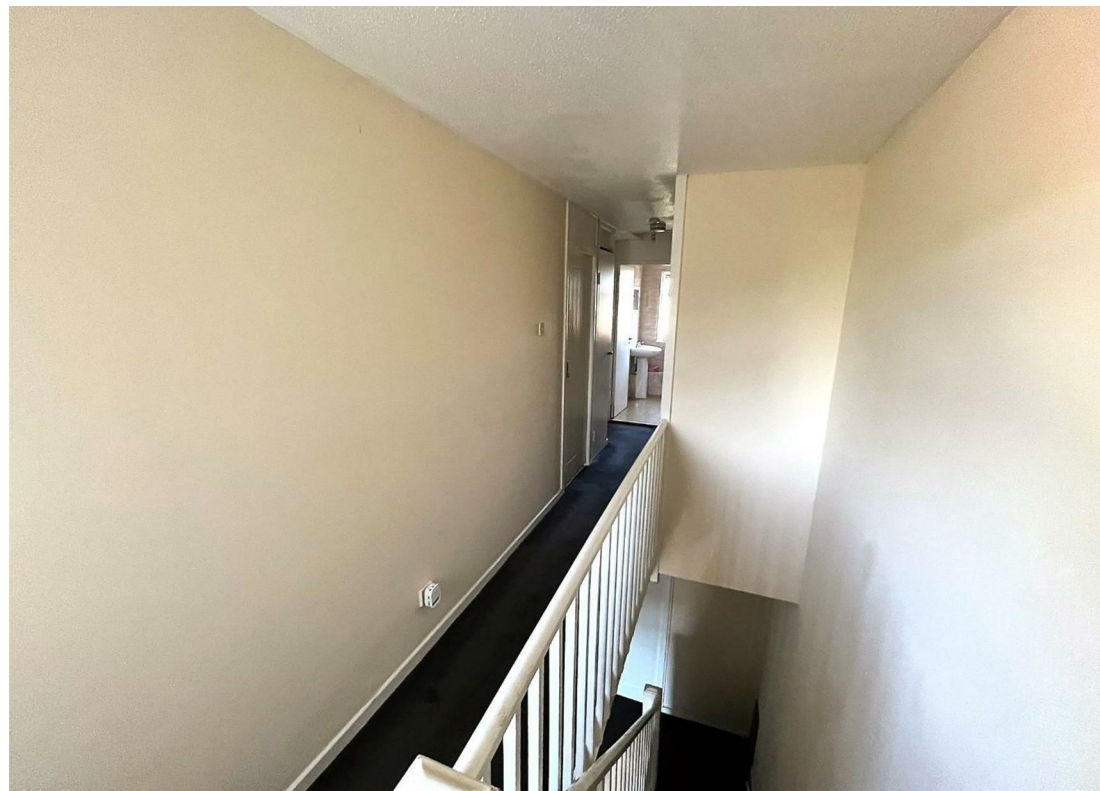
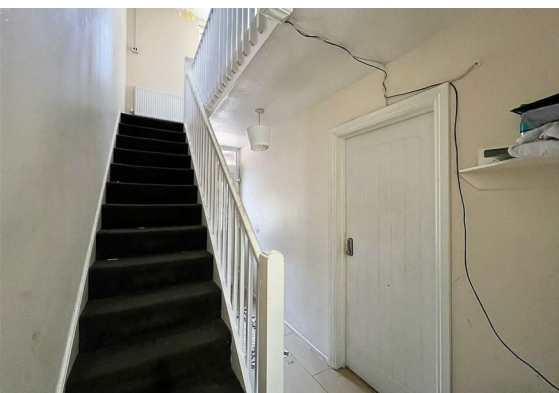
*****VIEWING STRICTLY VIA APPOINTMENT*****

GROUND FLOOR

Hallway

Bedroom





Lounge area

Kitchen

Lobby

First floor

First floor landing

Bedroom

Bedroom

Bedroom

Second floor

Second floor landing

Bedroom

Bedroom

Bathroom

Shower room

Outside

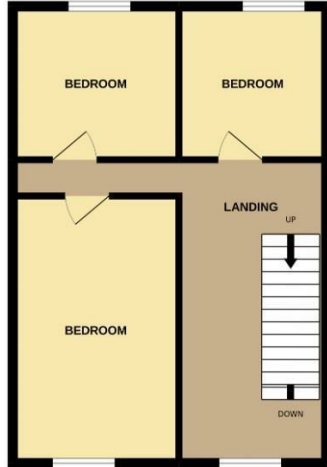
Rear garden

Front garden

GROUND FLOOR



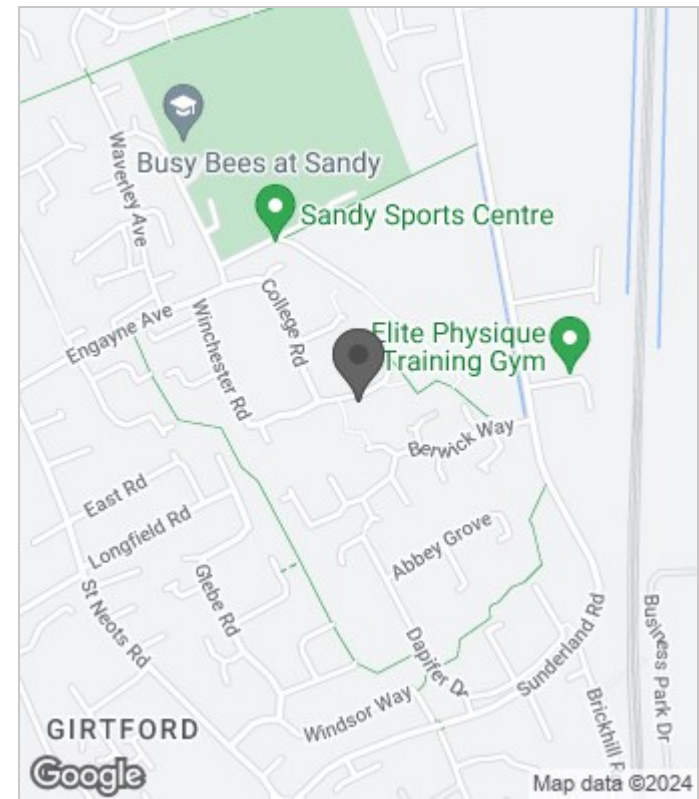
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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