



CHRIS DURRANT

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Rothersthorpe, Giffard Park, Milton Keynes, MK14 5JL

£500,000

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- Fully licensed HMO
- Four en suite bedrooms
- Off road parking for five cars
- Kitchen/dining room
- Generating £45,600 per annum
- Fifth bedroom with access to own bathroom
- Rear garden
- For all enquiries please quote CD0104



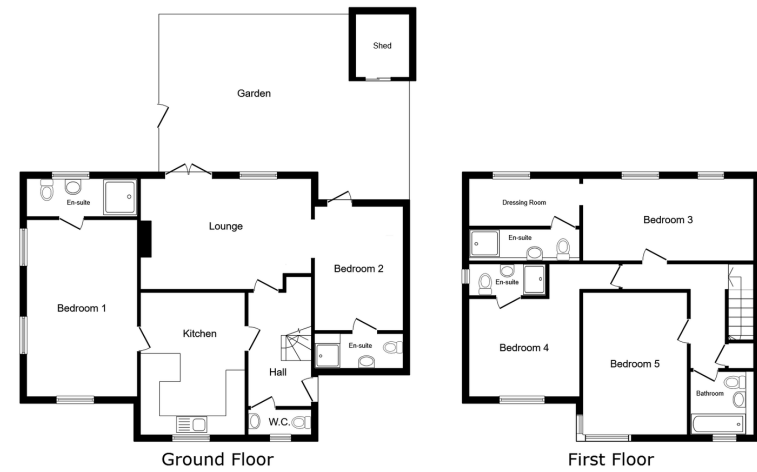
Licensed HMO Generating approximately £45,600 – No Onward Chain

An exceptional investment opportunity: a spacious and fully licensed HMO property with five bedrooms, each featuring its own en-suite or private bathroom. Two of the bedrooms also include additional living areas, adding extra comfort and value for tenants.

The property has a modern kitchen-dining room as a communal space, a ground floor WC, and one ground-floor room with private access to the rear garden. Ample off-road parking is available, ensuring convenience for all residents.

Currently operated as a business, the property generates an impressive £3,800 per month and has a strong rental history, with rooms consistently in high demand.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy performance certificate (EPC)			
4 Rothenshorne Gifford Park MILTON KEYNES MK14 5UL	Energy rating C	Valid until:	18 December 2032
		Certificate number:	2752-1622-8259-0376-2296
Property type		Detached house	
Total floor area		151 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is C. It has the potential to be B.

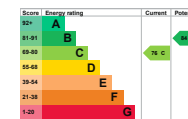
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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