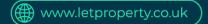


LET PROPERTY PACK

INVESTMENT INFORMATION

Oxford Road, Burnley, BB11 3AZ

217423708











Property Description

Our latest listing is in Oxford Road, Burnley, BB11 3AZ

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 13.0% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...







Oxford Road, Burnley, BB11 3AZ



3 Bedrooms

2 Bathrooms

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: TBC

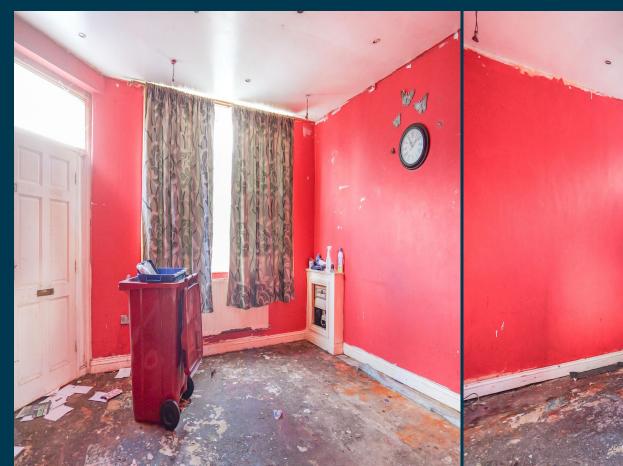
Lease Length: 850 years

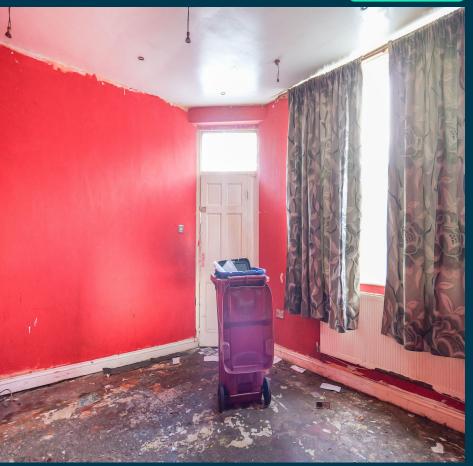
Market Rent: £750

217423708

Lounge







Kitchen





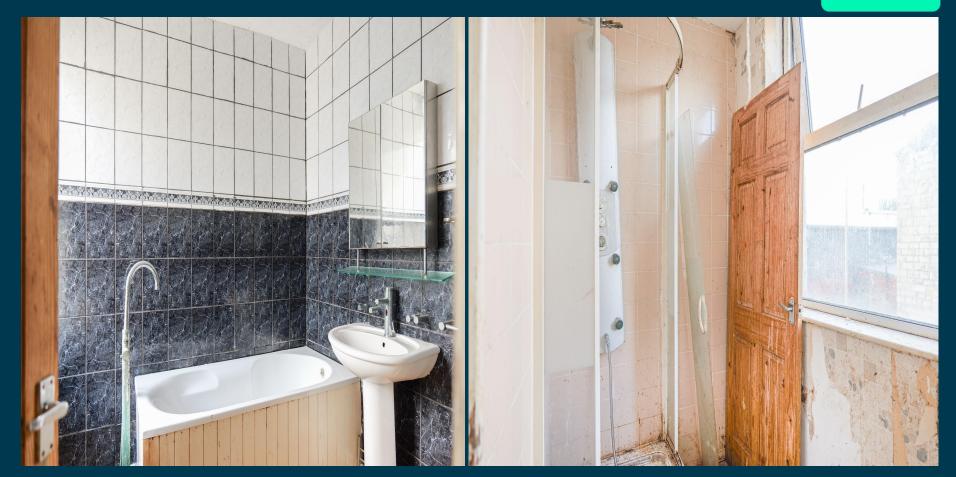
Bedrooms





Bathroom





Exterior







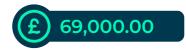
Initial Outlay





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£17,250.00**

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £21,700.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns Based on Rental Income	£750
Mortgage Payments on £51,750.00 @ 5%	£215.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	ТВС
Letting Fees	£75.00
Total Monthly Costs	£305.63
Monthly Net Income	£444.38
Annual Net Income	£5,332.50
Net Return	24.57 %

Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income

£3,832.50

Adjusted To

Net Return

17.66%

If Interest Rates increased by 2% (from 5% to %)

Annual Net Income

£4,297.50

Adjusted To

Net Return

19.80%

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £114,950.



£114,950

£112,000

3 bedroom terraced house for sale

+ Add to report

Accrington Road, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 May 2025 to 27 Aug 2025 (104 days) by Petty Real Estate Agents, Burnley

For Sale With No Onward Chain Delay. | Mid-Terrace Property. | Three Bedrooms. | Two Reception ...



3 bedroom terraced house for sale

+ Add to report

Ebor Street, Burnley

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jul 2024 to 31 Jan 2025 (184 days) by E & M Property Solutions, Burnley

3 Bedrooms | 2 Reception Rooms | Separate Kitchen | Attic Room Via Ladder | Family Bathroom Suite...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add to report

Lyndhurst Road, Burnley, BB10

NO LONGER ADVERTISED

Marketed from 2 May 2025 to 2 Jun 2025 (30 days) by JonSimon Estate Agents, Burnley

EPC | D | Council Tax | A | Rent in advance - £825 | Deposit In Advance - £825

£825 pcm



£795 pcm

3 bedroom terraced house

+ Add to report

Plover Street, Burnley, Lancashire, BB12

CURRENTLY ADVERTISED

Marketed from 13 Aug 2025 by Property Shop - Sales & Lettings, Accrington

Forecourt Fronted Terrace | Two Linked Reception Rooms | Three Bedrooms | Utility Room off Kitche...





Interested in this property investment?

Call us on **0141 478 0985**



Oxford Road, Burnley, BB11 3AZ



Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.