



6 2 1

Key Features

- HMO BEING SOLD WITH TENANTS IN-SITU
- SIX BEDROOMS
- APPROX ANNUAL INCOME OF £26,352
- 10% RENTAL YIELD AVAILABLE
- Communal Lounge, Kitchen & Utility
- Downstairs WC, Upstairs Bathroom & Shower Room
- TWO GARAGES & COMMUNAL LOW MAINTENANCE GARDEN
- EPC Rating D
- Freehold

£250,000





This SIX BEDROOM HMO (House of Multiple Occupancy) is being sold with TENANTS IN-SITU and NO ONWARD CHAIN, with the property providing an approximate GROSS ANNUAL RENTAL INCOME OF £26,352 with an approximate 10% RENTAL YIELD AVAILABLE. The accommodation comprises of an entrance hall, communal lounge, communal kitchen, communal utility room and downstairs WC, with one of the six bedrooms located on the ground floor, whilst the remaining five bedrooms are positioned on the first floor, in addition to a communal shower room and communal bathroom. Outside there are two garages which both provide power and one hosting access to the rear, where a low maintenance communal garden is located.





Entrance Hall

Communal Lounge 3.55m x 4.19m (11'7" x 13'8")

Communal Kitchen 3.56m x 2.8m (11'8" x 9'2")

Utility Room

WC

Bedroom One 3.29m x 4.23m (10'10" x 13'11")
Currently occupied and achieving £84 per week.

Landing

Bedroom Two 2.61m x 3.08m (8'7" x 10'1")
Currently occupied and achieving £330 per month.

Bedroom Three 2.82m x 3.08m (9'4" x 10'1")
Previously achieving £310 per month and
currently being advertised for £400pcm.

Bedroom Four 3.55m x 3.84m (11'7" x 12'7")
Currently occupied and achieving £400 per
month.

Bedroom Five 3.63m x 3.31m (11'11" x 10'11")
Currently occupied and achieving £350 per
month.

Bedroom Six 3.29m x 4.36m (10'10" x 14'4")
Currently occupied and achieving £102 per week.

Bathroom 2.26m x 2.12m (7'5" x 7'0")

Shower Room 1.29m x 2.1m (4'2" x 6'11")

Garage 5.62m x 2.95m (18'5" x 9'8")

Garage 5.52m x 2.94m (18'1" x 9'7")

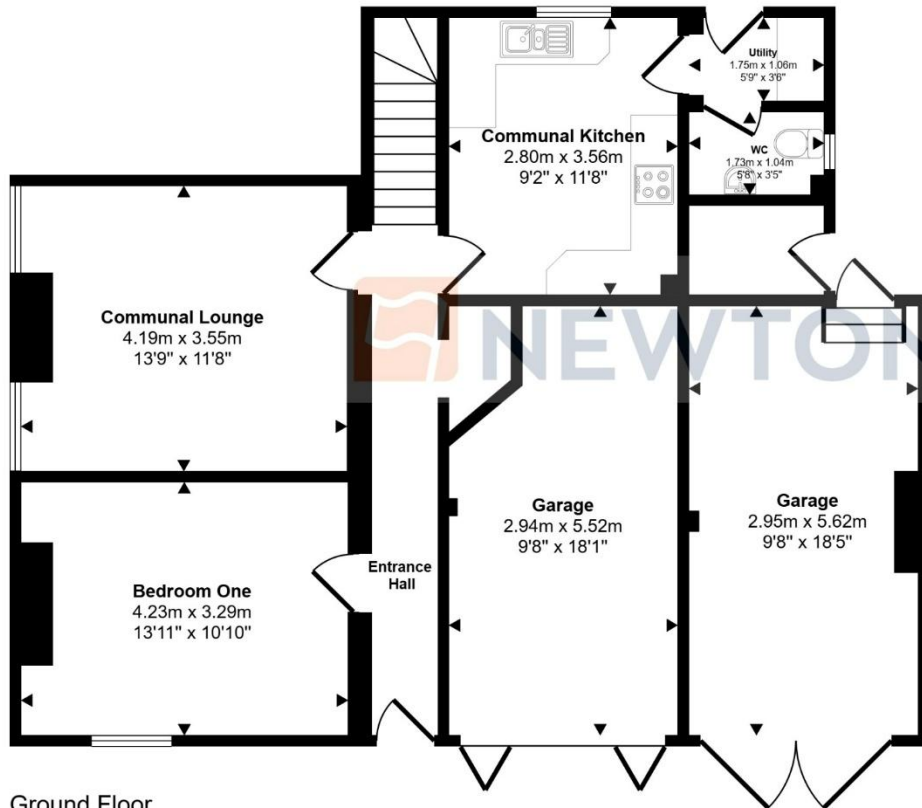




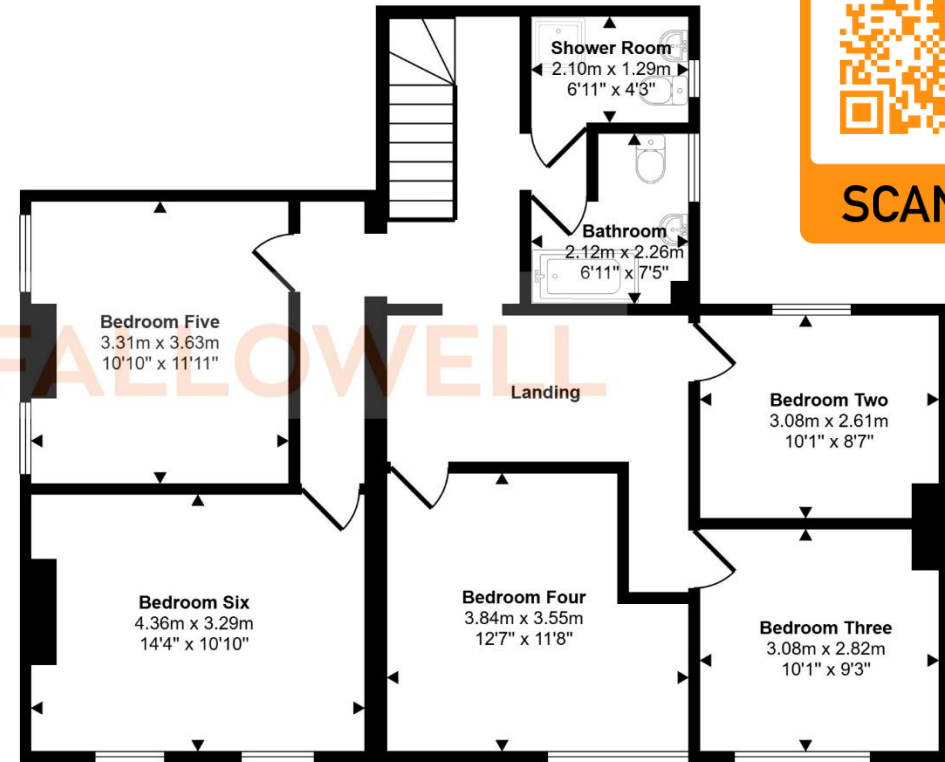
Approx Gross Internal Area
179 sq m / 1932 sq ft



SCAN ME



Ground Floor
Approx 92 sq m / 989 sq ft



First Floor
Approx 88 sq m / 943 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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 **NEWTON FALLOWELL**