



NEWTON FALLOWELL

71 Huntly Grove, Peterborough, PE1 2QW

 **NEWTON FALLOWELL**

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Key Features

- HMO BEING SOLD WITH TENANTS IN-SITU
- SIX BEDROOMS
- APPROX ANNUAL INCOME OF £32,816
- 11% RENTAL YIELD AVAILABLE
- Communal Kitchen & Store Room
- Downstairs Shower Room, En-Suite & Upstairs Bathroom
- Permit Parking & Communal Garden
- EPC Rating D
- Freehold

Guide price £280,000





GUIDE PRICE £280,000 - £300,000 Providing an approximate GROSS ANNUAL RENTAL INCOME OF £32,816 with an approximate 11% RENTAL YIELD AVAILABLE, this SIX BEDROOM HMO (House of Multiple Occupancy) is being sold with TENANTS IN-SITU and NO ONWARD CHAIN. The accommodation comprises of an entrance hall, communal kitchen and store room, downstairs shower room, two downstairs double bedrooms, whilst four further bedrooms are located on the first floor, with an en-suite servicing one of the bedrooms and a further bathroom also located upstairs. Outside there is permit parking to the front aspect, with a generous communal garden to the rear.





Entrance Hall

Communal Kitchen 4.65m x 2.83m (15'4" x 9'4")

Communal Store Room 2.32m x 2.84m (7'7" x 9'4")

Shower Room 1.49m x 1.78m (4'11" x 5'10")

Bedroom One 4.29m x 3.45m (14'1" x 11'4")
Currently occupied and achieving £525 per month.

Bedroom Two 3.83m x 3.51m (12'7" x 11'6")
Currently occupied and achieving £93 per week.

Landing

Bedroom Three 3.58m x 2.41m (11'8" x 7'11")
Currently occupied and achieving £430 per month.

Bedroom Four 3.12m x 3.66m (10'2" x 12'0")
Currently occupied and achieving £110 per week.

En-Suite 0.98m x 1.98m (3'2" x 6'6")

Bedroom Five 4.45m x 1.99m (14'7" x 6'6")
Currently occupied and achieving £400 per month.

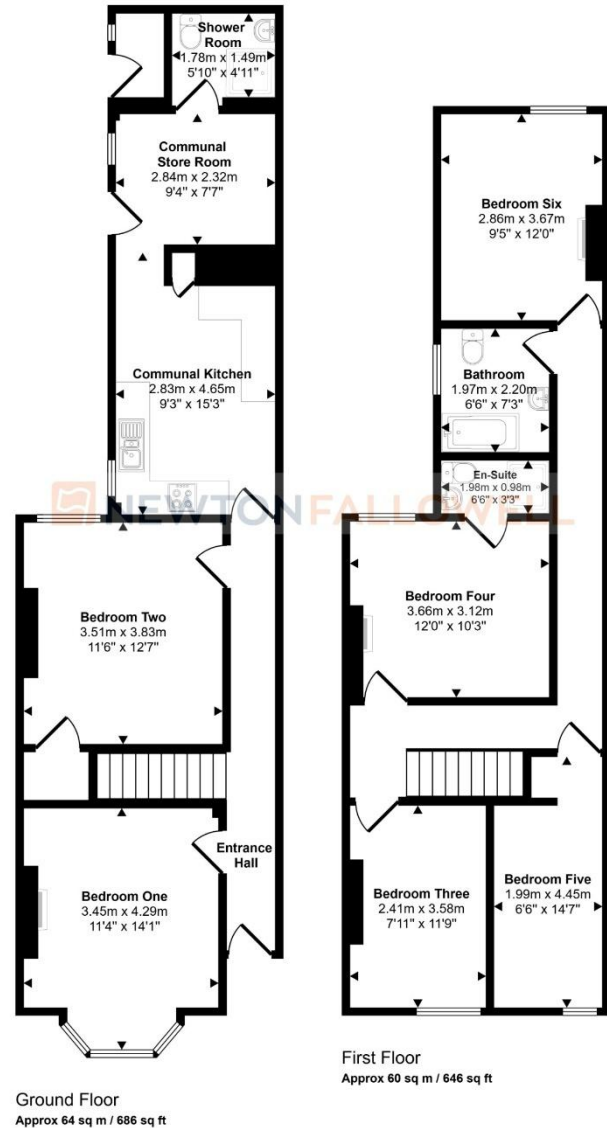
Bedroom Six 3.67m x 2.86m (12'0" x 9'5")
Currently occupied and achieving £500 per month.

Bathroom 2.2m x 1.97m (7'2" x 6'6")





Approx Gross Internal Area
124 sq m / 1331 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 £62 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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