



NEWTON

139 Eyrescroft, Bretton, Peterborough, PE3 8EU

 **NEWTON FALLOWELL**

5 2 2

Key Features

- HMO BEING SOLD WITH TENANTS IN-SITU
- FIVE BEDROOMS
- APPROX ANNUAL INCOME OF £23,540
- APPROX 11.5% RENTAL YIELD AVAILABLE
- Communal Kitchen, Dining Room, Conservatory, WC & Upstairs Bathroom
- Garage & Communal Garden
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide Price £200,000 - £210,000





Providing an approximate GROSS ANNUAL RENTAL INCOME OF £23,540 with an approximate 11.5% RENTAL YIELD AVAILABLE, this FIVE BEDROOM HMO (House of Multiple Occupancy) is being sold with TENANTS IN-SITU and NO ONWARD CHAIN. The property comprises of communal areas including the downstairs WC, kitchen, dining room and conservatory with bedroom one hosting an en-suite downstairs, with the further four bedrooms being found upstairs all benefiting from the family bathroom. Outside there is a garage within close proximity and a rear communal garden.





Entrance Hall

WC

Kitchen 3.16m x 2.74m (10'5" x 9'0")

Dining Room 1.78m x 2.78m (5'10" x 9'1")

Conservatory 2.13m x 2.88m (7'0" x 9'5")

Bedroom One 5.02m x 3.35m (16'6" x 11'0")
Currently occupied and achieving £550 per month.

En-Suite

Landing

Bedroom Two 5.14m x 2.59m (16'11" x 8'6")
Currently occupied and achieving £460 per month.

Bedroom Three 3.3m x 2.95m (10'10" x 9'8")
Currently occupied and achieving £330 per month.

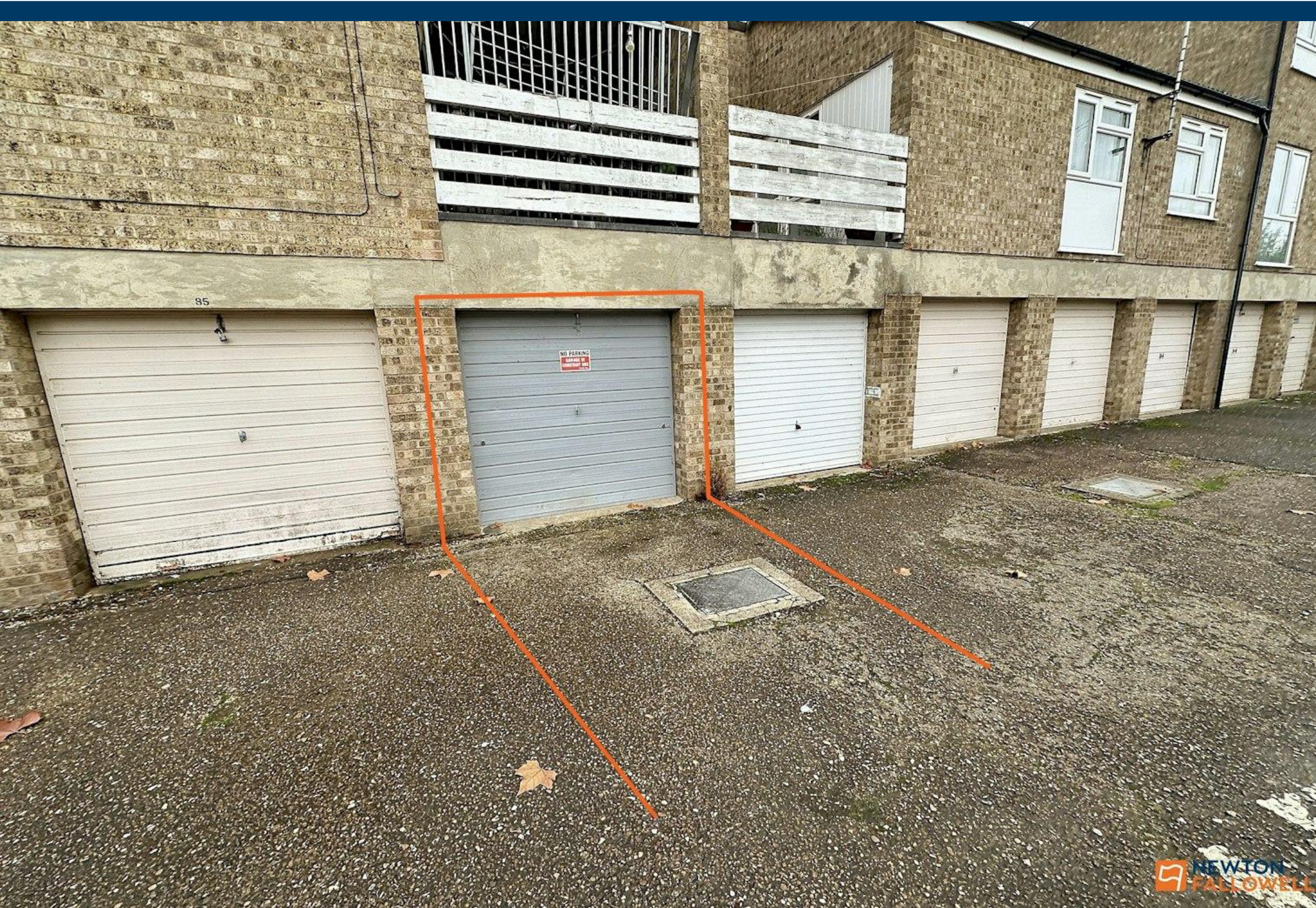
Bedroom Four 3.49m x 1.89m (11'6" x 6'2")
Currently occupied and achieving £340 per month.

Bedroom Five 3.51m x 1.81m (11'6" x 5'11")
Currently occupied and achieving £65 per week.

Family Bathroom 1.7m x 2.12m (5'7" x 7'0")

Garage

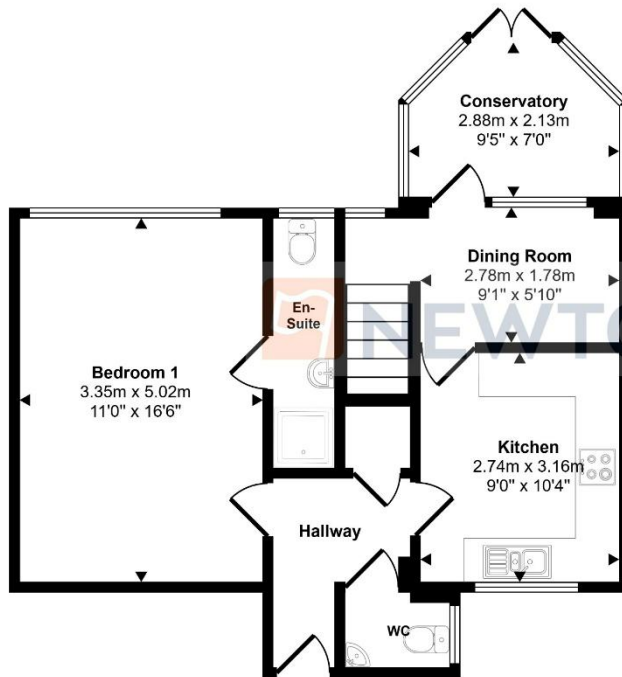




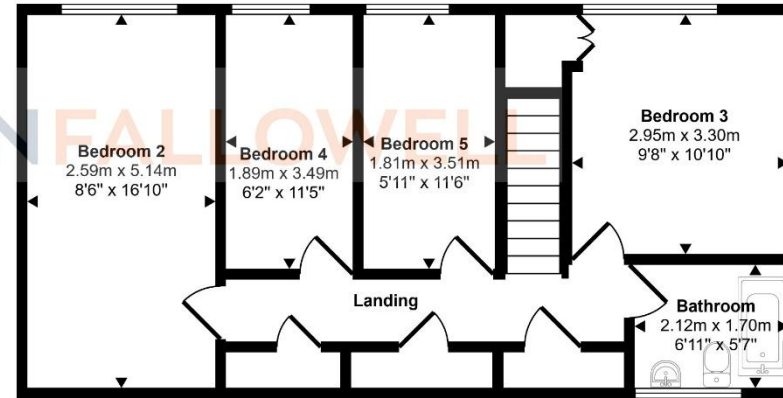
95

NO PARKING
GARAGE IS
CONSTANT USE

Approx Gross Internal Area
104 sq m / 1125 sq ft



Ground Floor
Approx 50 sq m / 540 sq ft



First Floor
Approx 54 sq m / 585 sq ft

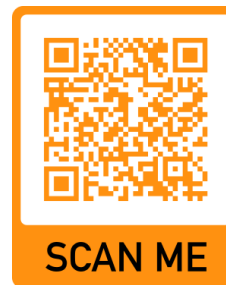
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

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.

01733 511225
peterborough@newtonfallowell.co.uk
11 Skaters Way, Peterborough, PE4 6NB

 **NEWTON FALLOWELL**