



80 Bringhurst, Orton Goldhay, Peterborough, PE2 5RT

 **NEWTON FALLOWELL**

6 2 1

Key Features

- HMO BEING SOLD WITH TENANTS IN-SITU
- SIX BEDROOMS
- APPROX ANNUAL INCOME OF £28,516
- APPROX 11% RENTAL YIELD AVAILABLE
- Communal Lounge, Kitchen Diner, Bathroom & Shower Room
- Communal Parking & Rear Garden
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Guide Price £250,000 - £260,000





Providing an approximate GROSS ANNUAL RENTAL INCOME OF £28,516 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 a communal lounge, kitchen diner, downstairs bathroom and second floor shower room, whilst the first and second floor each host three of the six bedrooms. Outside there is a low maintenance communal rear garden offering shed storage and patio seating and communal parking to the front aspect.

Entrance Hall

Lounge 3.51m x 1.68m (11'6" x 5'6")

Kitchen Diner 3.79m x 4.68m (12'5" x 15'5")

Family Bathroom 2.15m x 1.92m (7'1" x 6'4")

First Floor Landing

Bedroom One 5.59m x 2m (18'4" x 6'7")

Currently occupied and achieving £104 per week.

Bedroom Two 2.2m x 4.7m (7'2" x 15'5")

Currently occupied and achieving £335 per month.

Bedroom Three 3.75m x 2.53m (12'4" x 8'4")

Currently occupied and achieving £420 per month.

Second Floor Landing

Bedroom Four 3.78m x 2.6m (12'5" x 8'6")

Currently occupied and achieving £104 per week.

Bedroom Five 3.9m x 1.97m (12'10" x 6'6")

Currently occupied and achieving £360 per month.

Bedroom Six 3.97m x 1.57m (13'0" x 5'2")

Currently occupied and achieving £360 per month.

Shower Room

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.

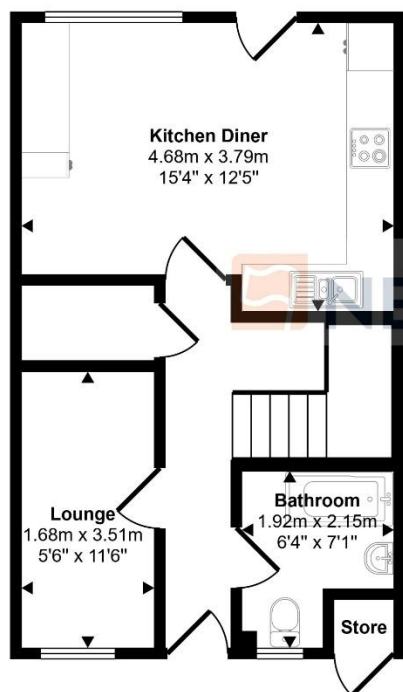
ANTI-MONEY LAUNDERING REGULATIONS:

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.

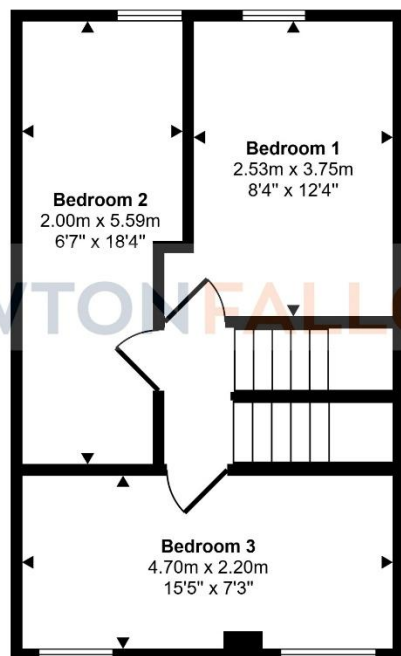
REFERRAL FEES:

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.

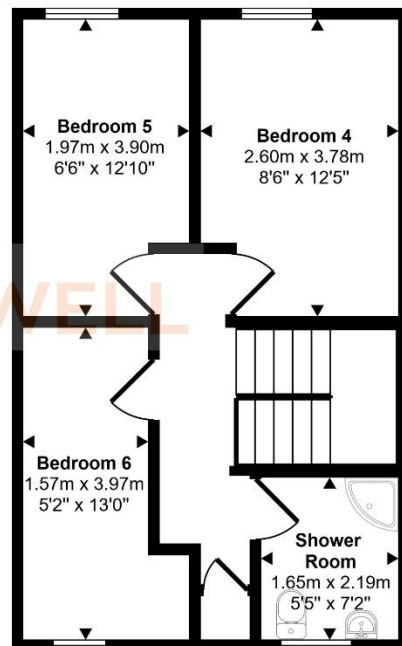
Approx Gross Internal Area
113 sq m / 1211 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 37 sq m / 402 sq ft



Second Floor
Approx 38 sq m / 407 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.



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