

# HADLEY HOMES



52 Bouverie Street

Chester, CH1 4HE

Asking price £450,000

A fantastic opportunity for any investor looking for an instant source of income. This eight-bedroom, licensed HMO is FULLY TENANTED until AUGUST 2025. The property is perfectly located within a stone's throw of the University and benefits from a vast array of amenities within walking distance including Chester City Centre. The property is well presented throughout offering the tenants and stylish, comfortable home. With two kitchens along with a large lounge, there is plenty of shared living space along with a rear courtyard. The property is furnished to a high standard with double-glazed windows throughout and gas central heating.

## Viewing

Please contact our Hadley Homes Office on 01244 445202 if you wish to arrange a viewing appointment for this property or require further information.

- Fully Licensed HMO. Tenanted Until August 2025
- 8 Double Bedrooms
- Two Modern Kitchens
- Three Contemporary Shower Rooms & WC
- Utility Room and Store Room
- Living Room
- Rear Courtyard
- Modern Decor And Furnishings
- Gas Central Heating & Double Glazing Throughout
- Energy Performance Rating D



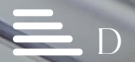
8



4

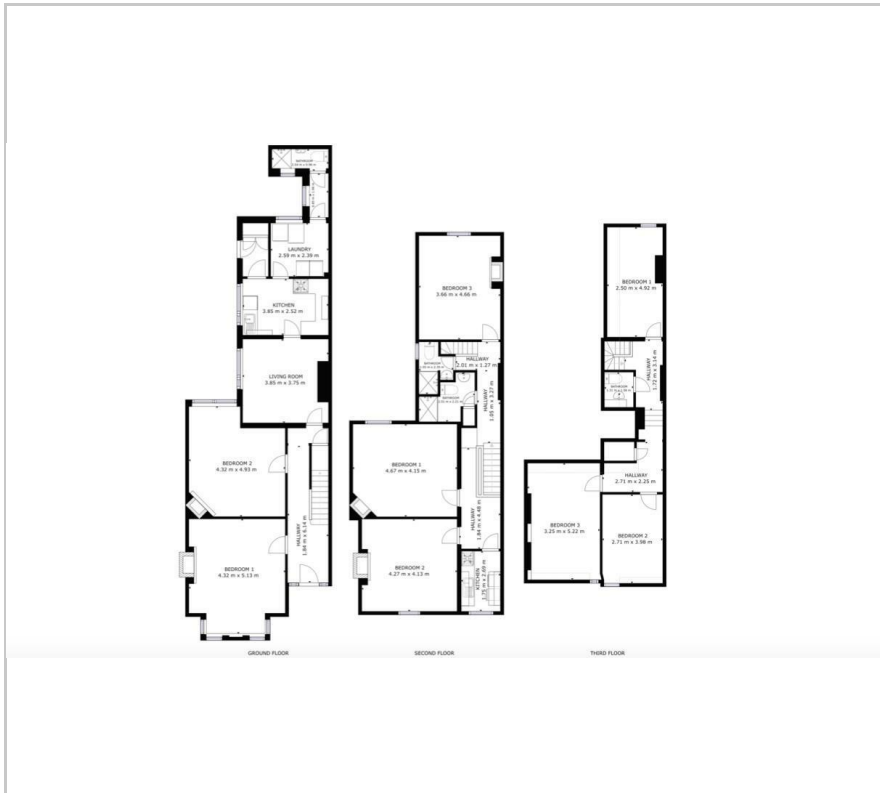


2

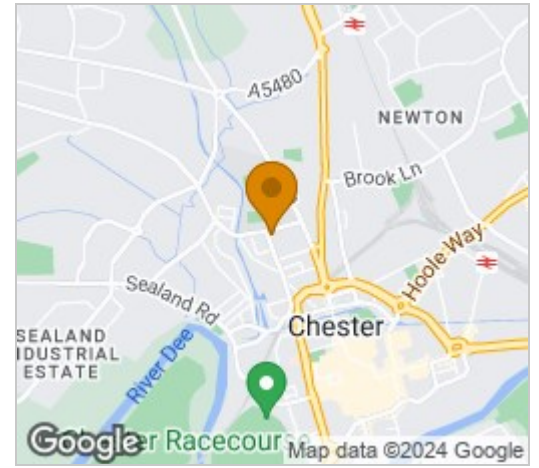


D

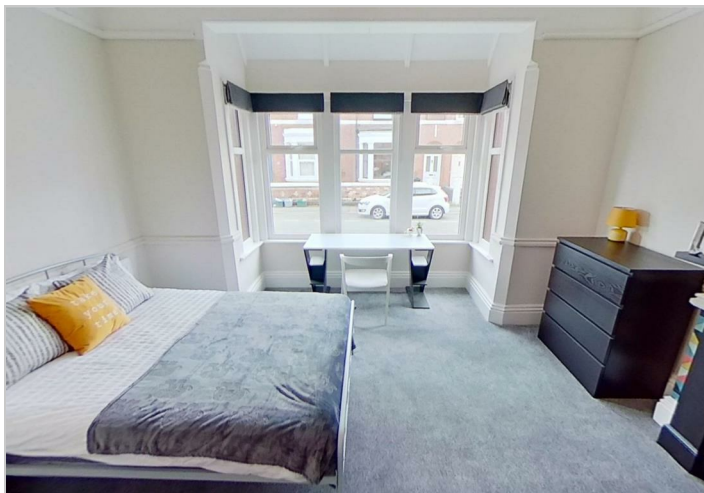
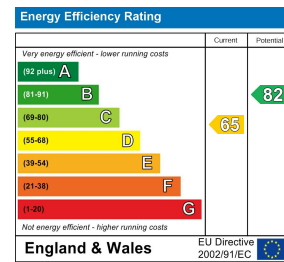
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Registered Address: Hadley Homes, C/o 114 Northgate Street, Chester CH12HT

Tel: 01244 445202 | Email: sales@hadleyhomes.co.uk