



FITZJOHN
SALES & LETTINGS

76 Central Avenue,
Dogsthorpe, Peterborough,
PE1 4LH

Tel 01733 921700
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



63 Barnstock Bretton PE3 8EJ

Asking price £250,000



High-Yield Investment | Fully Let HMO | No Forward Chain | Income: £3,022 PCM

An excellent investment opportunity has arisen with the sale of this fully licensed six-bedroom HMO in the sought-after area of Bretton, Peterborough. Offered to the market with no forward chain, this high-yield property is fully let and generating a strong monthly rental income of £3,022, making it an ideal turnkey solution for investors looking to expand their portfolio or enter the HMO market.



The property is arranged over three floors and offers spacious and well-maintained accommodation throughout. On the ground floor, you are welcomed by an entrance hall leading to a W/C, a modern kitchen/diner which was newly refitted in 2024, and Bedroom 1 which benefits from its own en-suite shower room.

The first floor comprises three further double bedrooms, all well-proportioned and fully tenanted. On the second floor, there are two more double bedrooms along with a shared family bathroom. The property benefits from gas central heating, uPVC double glazing throughout, and has an enclosed private rear garden providing outdoor space for tenants.

This HMO is fully licensed with Peterborough City Council and is currently operating as a going concern with all rooms occupied. The breakdown of current rental income is as follows:

Room 1 (Ground Floor, En-Suite): £589 PCM

Room 2 (First Floor): £479 PCM

Room 3 (First Floor): £479 PCM

Room 4 (First Floor): £495 PCM

Room 5 (Second Floor): £467 PCM

Room 6 (Second Floor): £489 PCM

With an EPC rating of C and Council Tax Band B, the property is both efficient and cost-effective to run. Its location is a key advantage, situated close to Peterborough City Hospital, local amenities, public transport links, and main road routes, making it highly attractive to professional tenants.

This is a great opportunity to acquire a fully operational and income-producing HMO with strong rental demand and scope for long-term growth. Early viewing is highly recommended to avoid missing out.

For further information or to arrange a viewing, please get in touch today.

Entrance Hall Radiator, fitted carpet, textured ceiling with smoke detector, stairs to first floor, door to:

Kitchen/Dining Room 5.13m (16'10") x 3.73m (12'3") Refitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge and freezer, window to front, radiator, vinyl flooring, textured ceiling with smoke detector, Emergency lighting, patio door to rear garden.

Cloakroom Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, vinyl flooring, textured ceiling.

Shower Room Fitted with three piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC tiled surround.

Bedroom 1 4.06m (13'4") x 2.69m (8'10") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

First Floor Landing Fitted carpet, Emergency lighting, stairs to second floor, door to:

Bedroom 2 3.76m (12'4") x 2.46m (8'1") Window to front, radiator, fitted carpet, textured ceiling with smoke detector.

Bedroom 3 3.73m (12'3") x 2.64m (8'8") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

Bedroom 4 3.86m (12'8") max x 3.18m (10'5") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

Second Floor Landing Window to front, fitted carpet, textured ceiling, Emergency Lighting, door to:

Bedroom 5 4.17m (13'8") x 3.30m (10'10") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

Bedroom 6 3.56m (11'8") x 3.30m (10'10") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

Bathroom Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to front, radiator, vinyl flooring, textured ceiling.

OUTSIDE

Garden to rear enclosed with panelled fencing, laid to lawn, gated rear access and communal parking area.

Area Map



Floor Plans



Energy Efficiency Graph

