76 Central Avenue,
Dogsthorpe, Peterborough,
, PE1 4LH

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

109 Granville Street
Peterborough PE1 2QL

Asking price £230,000

5 3 1 D

Five-Bedroom HMO – Fully Let Investment | £230,000 | No Chain

An excellent opportunity to purchase a fully functioning, income-producing five-bedroom end-of-terrace House of Multiple Occupation, offered for sale as a going concern. Currently generating an annual income of £27,180, this licensed HMO provides a strong return on investment and represents an ideal turnkey opportunity for landlords or investors seeking a ready-made property.

The ground floor accommodation comprises an entrance hall leading to a spacious kitchen and breakfast room, a conservatory providing additional communal space, a WC, a bathroom, and two double bedrooms (Rooms 4 and 5). On the first floor there are three further double bedrooms (Rooms 1, 2 and 3), one of which benefits from an en-suite, as well as a shower room and an additional WC. The property benefits from uPVC double glazing throughout and gas central heating, ensuring comfort and energy efficiency for tenants. To the rear is a low-maintenance garden area, and there is on-street parking available at the front.

The property is fully let with established tenants on standard periodic tenancy agreements, offering a gross annual income of £27,180, broken down as follows:

Room 1 – £470 per month

Room 2 – £445 per month

Room 3 – £445 per month

Room 4 – £460 per month

Room 5 – £440 per month

This represents an approximate gross yield of 11.8%, making it a highly attractive investment opportunity.

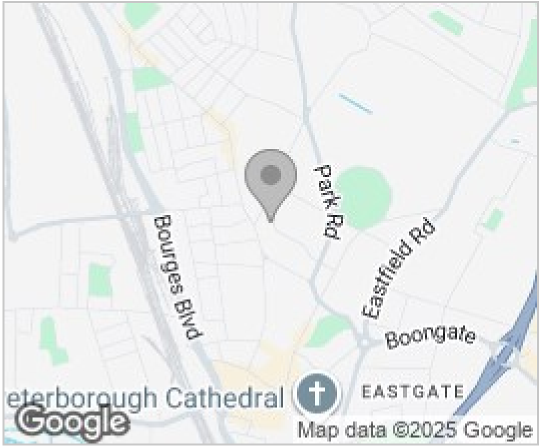
Situated on Granville Street in the PE1 postcode, the property is within easy reach of Peterborough city centre, the train station and a wide range of local amenities, shops and employment hubs. The area is popular with professional tenants and offers excellent transport links both locally and regionally.

The property is in Council Tax Band A and has an Energy Performance Certificate rating of D. It holds a valid HMO licence and is being sold as a going concern, delivering strong and consistent rental income from day one.

This is a well-presented and well-managed HMO offering immediate income and long-term investment potential.

Early viewing is highly recommended to appreciate the opportunity on offer.

Area Map



Floor Plans

Energy Efficiency Graph