



**FITZJOHN**  
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## 12 Manor House Street Peterborough PE1 2TL

Asking price £230,000



An outstanding opportunity to purchase a fully let five-bedroom terraced HMO in a popular area of Peterborough, generating a gross annual income of £26,760. With a purchase price of £230,000, this property offers an attractive approximate gross yield of 11.6%, making it a compelling investment for landlords seeking immediate rental returns.





The ground floor comprises a entrance hall leading to a spacious communal lounge and a kitchen, alongside two double bedrooms (Rooms 4 and 5), with Room 5 benefitting from its own en-suite shower room.

Upstairs, three further double bedrooms (Rooms 1, 2 and 3) are served by a shower room. The property is fitted with uPVC double glazing and gas central heating, providing low-maintenance comfort for tenants.

Externally there is an enclosed garden to the rear.

Currently fully tenanted on standard periodic tenancy agreements, the HMO produces a reliable rental income broken down as follows:

- Room 1 – £470 per month
- Room 2 – £450 per month
- Room 3 – £400 per month
- Room 4 – £450 per month
- Room 5 – £460 per month

Situated on Manor House Street, the property is within walking distance of Peterborough city centre, local shops, amenities, and transport links. The area remains popular with professional tenants, ensuring ongoing demand and reliable rental income.

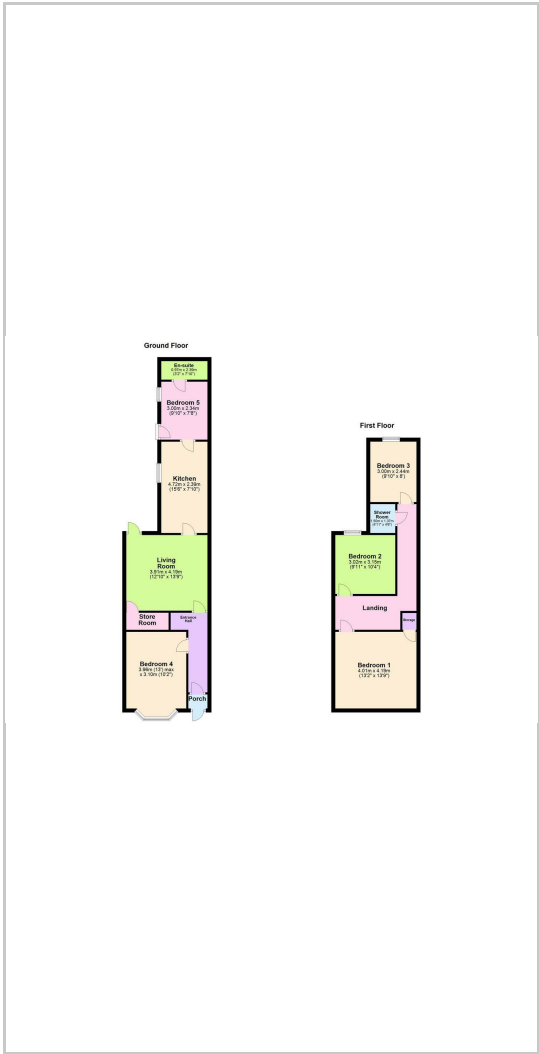
The property is in Council Tax Band B and has an Energy Performance Certificate rating of D. Sold as a going concern, this HMO provides instant income and long-term investment potential.

Early viewing is strongly recommended to appreciate this high-yielding opportunity.

### Area Map



### Floor Plans



### Energy Efficiency Graph

