



71 Greville Road, Cambridge, CB1 3QJ
Guide Price £850,000 Freehold



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71 GREVILLE ROAD OFFERS AN EXCITING OPPORTUNITY TO PURCHASE AN 8 BEDROOM INVESTMENT PROPERTY CLOSE TO MILL ROAD AND CAMBRIDGE STATION. CURRENTLY GENERATING GROSS ANNUAL YIELDS OF 8.82%, THIS IS A SOLID ON-GOING INVESTMENT WITH A FULL LETTING'S HISTORY.

- Excellent location close to Cambridge Station and the city centre
- Close to a wide range of amenities
- Good investment opportunity producing good gross yields
- Fully HMO Licensed

8 double en suite bedrooms – large fully equipped kitchen / breakfast room – separate communal living room – utility room – entrance hall – off-street parking – rear garden with seating area and bicycle storage

This large, comfortable and well-kept semi-detached house has a long history as a quality HMO residence, situated in a pleasant residential area in between Cherry Hinton Road and Mill Road, close to a wide range of facilities and Cambridge Station.

The accommodation is arranged over three spacious floors with the benefit of a separate, purpose-built communal living room.

The ground floor comprises a large reception hall providing a utility room, a modern and well-equipped kitchen with ample storage space, extensive working surfaces and dining area with breakfast bar. There are three double bedrooms, all with ensuite shower rooms.

The first-floor landing leads to three large double bedrooms, all with ensuite shower rooms.

The second floor comprises two large double bedrooms, both with ensuite shower rooms.

Outside, there is a private rear garden providing a seating area, bicycle storage, a detached communal living room with Wifi connection.

Location

Greville Road is located in the popular Romsey Town area on the south side of the city, close to restaurants, cafés and independent shops on Mill Road and cinema and leisure facilities on Cherry Hinton Road / Hills Road corner. The property is within walking distance of Cambridge Railway station accessed from the Rustat Road cycle bridge, it is convenient for Addenbrooke's Hospital, the Biomedical Campus and the University. Also within easy reach of schools both in the state and private sector including Hills Road Sixth Form College.

Agent's Note

HMO licences are no longer transferable – The purchaser of the property will need to reapply for the licence.

There is currently a management company in place managing the maintenance and cleaning of the property who would be happy to continue.

Tenure

Freehold

Services

All mains services connected.

Gas radiator central heating system

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

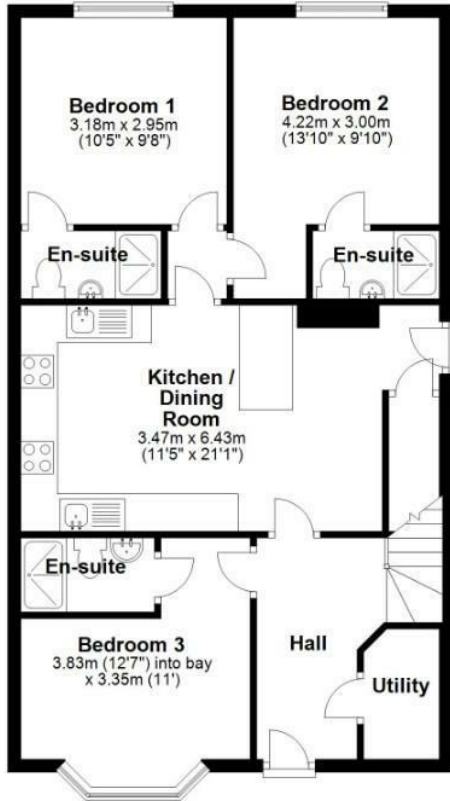
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



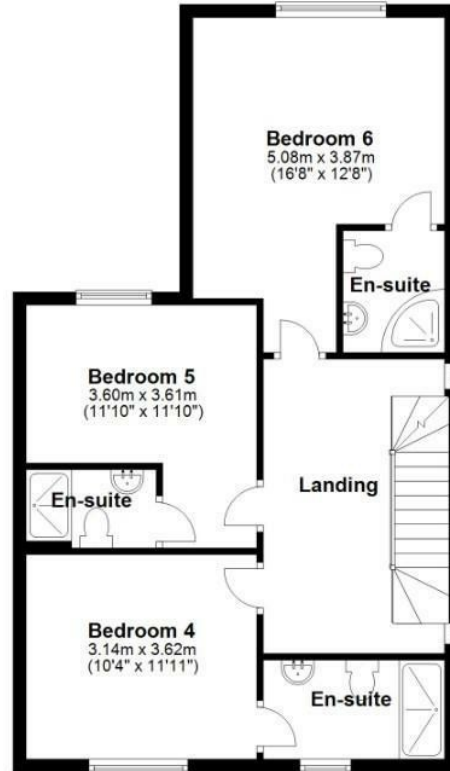
Ground Floor

Approx. 71.3 sq. metres (767.9 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.8 sq. feet)



Second Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



Outbuilding

Approx. 12.9 sq. metres (139.0 sq. feet)



Total area: approx. 177.1 sq. metres (1906.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

