



11 Lichfield Road, Cambridge, CB1 3SP  
Guide Price £850,000 Freehold



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**11 LICHFIELD ROAD OFFERS AN EXCITING OPPORTUNITY TO PURCHASE AN 8 BEDROOM INVESTMENT PROPERTY CLOSE TO CHERRY HINTON ROAD. CURRENTLY GENERATING GROSS ANNUAL YIELDS OF 8.77%, THIS IS A SOLID ON-GOING INVESTMENT WITH A FULL LETTING 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 / washing 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 and utility washroom.

The ground floor comprises a large reception hall providing storage for coats and footwear, 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. Bedrooms two and three provide access to the rear garden via double doors.

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 and utility room.

**Location**

Lichfield Road is just off Coleridge Road, off Cherry Hinton Road, which has an excellent range of facilities including nearby doctors' and dental surgeries, restaurants and takeaways.

Cambridge Leisure Park is also a short stroll away with its superb range of restaurants, gym, cinema and express supermarkets, whilst Mill Road, one of the country's top 50 suburbs and its cosmopolitan shops, delis and restaurants, is a 4 minute bike ride away and both Addenbrooke's Hospital and Cambridge Train Station are about a five minute cycle away.

**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 - C

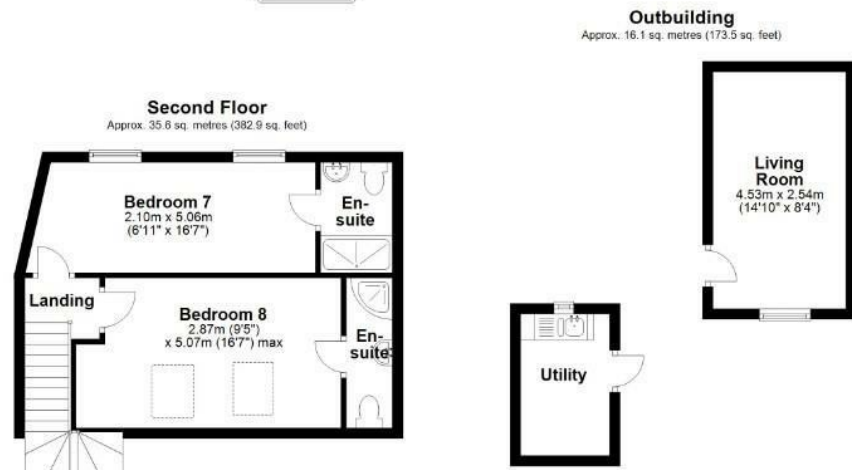
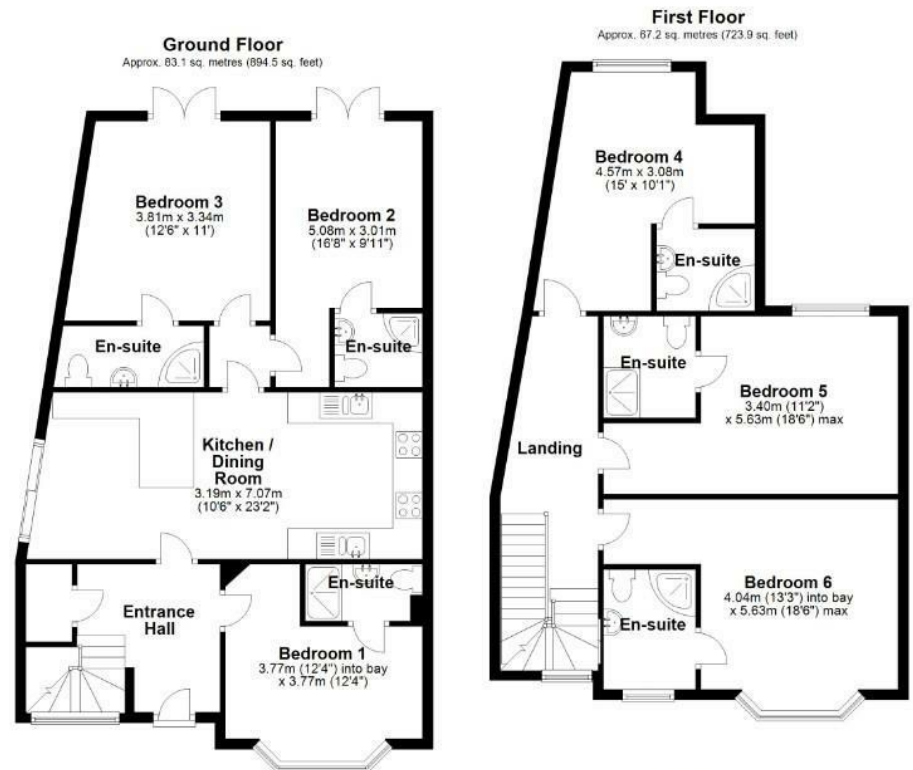
**Fixtures and Fittings**

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.





Total area: approx. 202.0 sq. metres (2174.7 sq. feet)

Drawings are for guidance only  
Plan produced using Planity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		79	
(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.

