



Wheatdole

Orton Goldhay, Peterborough, PE2 5QS

****READY MADE HMO INVESTMENT OPPORTUNITY****
Tucked away in the quiet area of Wheatdole, Orton Goldhay, Peterborough, this property presents an exceptional investment opportunity as a ready-made House in Multiple Occupation (HMO). With four well-appointed bedrooms, including a spacious double en-suite room, this residence is designed to cater to the needs of modern tenants.

The property boasts a total of four rooms, three bathrooms (one en-suite), ensuring convenience and comfort for all occupants. Additionally, a downstairs cloakroom adds to the practicality of the layout. The communal kitchen and living space provide a welcoming environment for residents to gather and socialise, while the garden offers a delightful outdoor area for relaxation. This investment property is ideally situated in a vibrant community, making it an attractive option for those seeking to enter the rental market. With its thoughtful design and ample facilities, this HMO is poised to deliver a steady income stream for the discerning investor. Don't miss the chance to acquire this promising asset in a sought-after location.

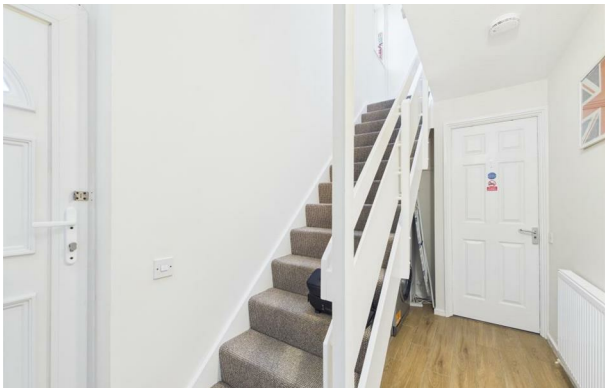
Entrance Hall
11'5" x 5'10"
Communal Kitchen/Living Area
15'2" x 9'3"

WC
3'9" x 5'10"
Bedroom One
9'9" x 12'3"
En-Suite To Bedroom One
8'3" x 2'11"

Landing
14'2" x 5'10"
Bedroom Two
10'7" x 10'8"
Shower Room
5'7" x 4'9"

Bedroom Three
8'3" x 9'6"
Bathroom
5'3" x 6'9"
WC
2'9" x 4'5"

Bedroom Four
6'2" x 9'5"
EPC - C
72/86
Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

