LET PROPERTY PACK

INVESTMENT INFORMATION

Plumpton Avenue, Hereford, HR4

229987924

www.letproperty.co.uk

Property Description

Our latest listing is in Plumpton Avenue, Hereford, HR4

Get instant cash flow of **£950** per calendar month with a **5.5%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...

Plumpton Avenue,
Hereford, HR4

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Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Easy access to local amenities

- Factor Fees: £0.00
- Ground Rent: £0.00
- Lease Length: FREEHOLD
- Current Rent: £950

Lounge

Kitchen

Bedrooms

Bathroom

Exterior

Initial Outlay

Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit	**£51,750.00**
SDLT Charge	**£11,990**
Legal Fees	**£1,000.00**
Total Investment	**£64,740.00**

Projected Investment Return

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £950 per calendar month

Returns Based on Rental Income	**£950**
Mortgage Payments on £155,250.00 @ 5%	**£646.88**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**£0.00**
Letting Fees	**£95.00**
Total Monthly Costs	**£756.88**
Monthly Net Income	**£193.13**
Annual Net Income	**£2,317.50**
Net Return	**3.58%**

Return Stress Test Analysis Report

If the tenant was to leave and you missed 2 months of rental income

Annual Net Income Adjusted To	**£417.50**
Net Return	**0.64%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To	**-£787.50**
Net Return	**-1.22%**

Sale Comparables Report

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £215,000.

£215,000

2 bedroom terraced house for sale

+ Add to report

Thirsk Avenue, Bobblestock, Hereford

NO LONGER ADVERTISED

Marketed from 20 Aug 2024 to 11 Oct 2024 (51 days) by Glasshouse Estates and Properties LLP, Hereford

£210,000

2 bedroom semi-detached house for sale

+ Add to report

Cheltenham Avenue, Hereford, Herefordshire HR4 9TQ

NO LONGER ADVERTISED SOLD STC

Marketed from 16 Feb 2026 to 23 Jul 2026 (157 days) by The Good Estate Agent, National

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.

£1,200 pcm

2 bedroom semi-detached house

+ Add to report

Gatekeeper Drive, Holmer, Hereford

NO LONGER ADVERTISED | LET AGREED

Marketed from 21 May 2026 to 26 Jun 2026 (36 days) by Flint & Cook, Hereford

£995 pcm

2 bedroom terraced house

+ Add to report

Fakenham Drive, Hereford, HR4

NO LONGER ADVERTISED | LET AGREED

Marketed from 4 Aug 2025 to 22 Aug 2025 (17 days) by Belvoir, Hereford

Current Tenant Profile

We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- Tenancy Agreement in place: **YES**
- Standard Tenancy Agreement In Place: **YES**
- Fully compliant tenancy: **YES**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **Moved within the last 2 years**
- Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.

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Interested in this property investment?

Call us on 0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.

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