GRAY TOYNBEE



68 Birdwood Road

Cambridge, CB1 3TE

£1,200,000

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Cambridge, CB1 3TE

- Investor Opportunity
- 6 Bed HMO
- Great Location
- Fully Tenanted
- Council Tax Band C

This superbly extended and fully renovated six-bedroom HMO presents an excellent opportunity for investors seeking a high-quality, turnkey addition to their portfolio. Ideally positioned for convenient access to both Cambridge City Centre and Addenbrooke's Hospital, the property has been thoughtfully designed throughout to create a bright, spacious and comfortable living environment that appeals strongly to professional tenants.

Upon entering, you are welcomed by a light-filled hallway finished in contemporary neutral tones and attractive wood flooring, setting the standard for the accommodation beyond. The hallway leads through to the impressive open-plan kitchen and living area at the rear of the property.

The stylish kitchen has been carefully designed to maximise space and storage while maintaining a sleek, modern aesthetic. It features integrated appliances throughout and durable stone worktops, combining practicality with contemporary design. Beyond the kitchen is a dedicated dining area, complete with doors opening onto the landscaped rear garden, providing an attractive communal space for tenants to relax and socialise.

All six generously sized double bedrooms are fully furnished and











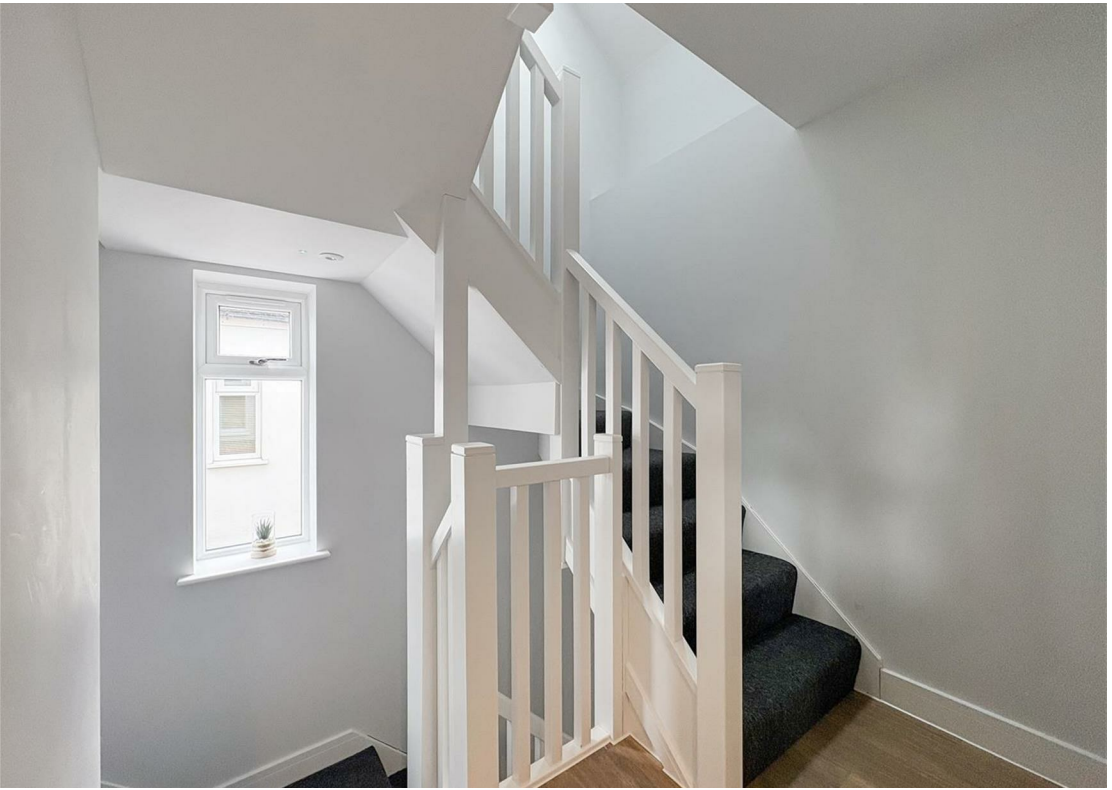




benefit from their own private en-suite shower rooms. Finished in crisp white décor and complemented by modern furnishings, each room offers a comfortable and contemporary living space. The en-suites are fitted with enclosed showers, wash basins and WCs, together with heated towel rails and integrated electric toothbrush charging points for added convenience.

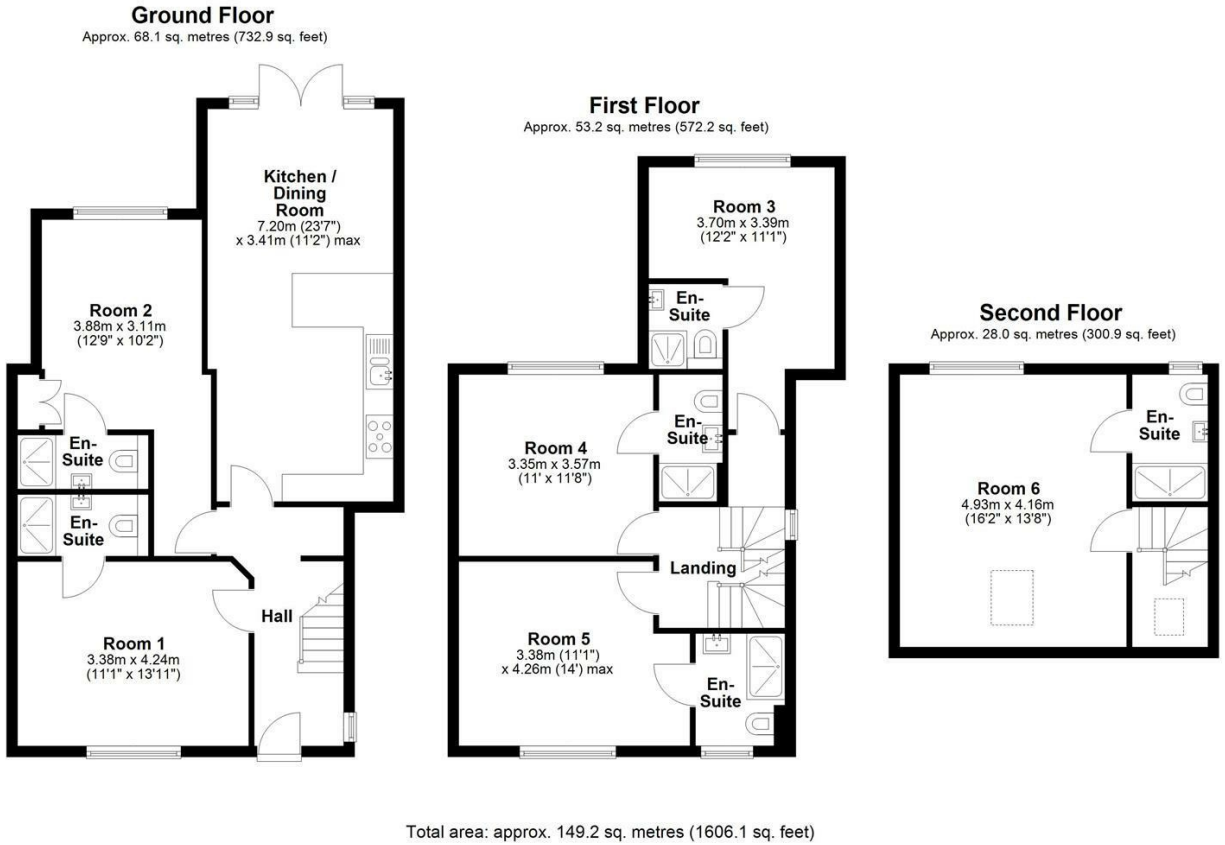
The property currently generates an annual rental income of £79,200. All tenants are on Assured Periodic Tenancies, allowing rents to be reviewed and increased every 12 months. Based on a sale price of £1.2 million, the gross yield is approximately 6.6% gross.

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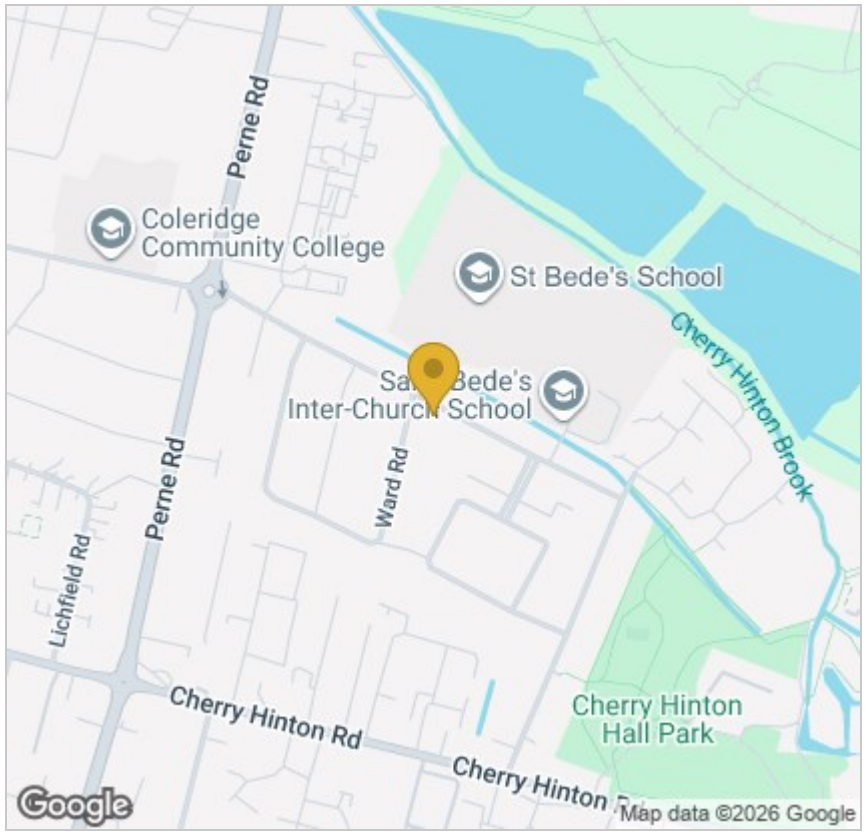




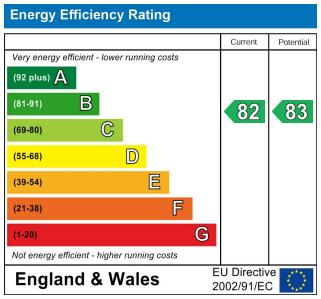
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Total area: approx. 149.2 sq. metres (1606.1 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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