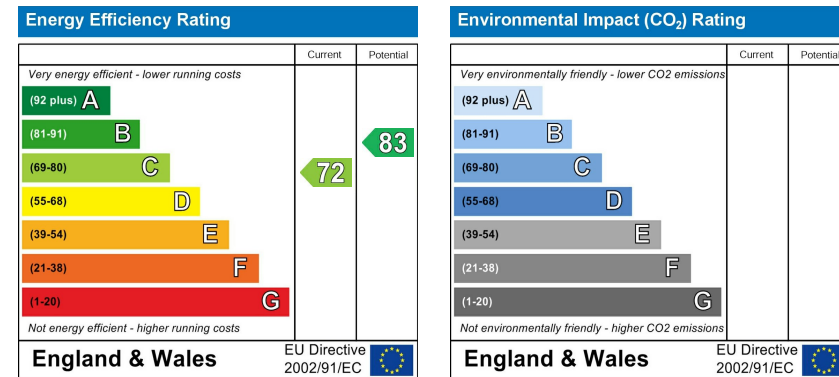


DIRECTIONS

SAT NAV: PE30 3PS



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

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This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



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- SHOWER ROOM**
8'11 x 4'4 (2.72m x 1.32m)
- BEDROOM ONE**
Licensed HMO Bedroom 16'11 x 13'09 (5.16m x 4.19m)
- BEDROOM TWO**
Licensed HMO Bedroom 15'03 x 13'11 (4.65m x 4.24m)
- BEDROOM THREE**
Licensed HMO Bedroom 15'01 x 14'05 (4.60m x 4.39m)
- BEDROOM FOUR**
Licensed HMO Bedroom 155 x 11'11 (4.70m x 3.63m)
- BEDROOM FIVE**
Licensed HMO Bedroom 11'10 x 10'1 (3.61m x 3.07m)
- BEDROOM SIX / STUDY**
Not licensed as a HMO Bedroom currently due to size - This could be reassessed with modifications. 8'11 x 8'0 (2.72m x 2.44m)
- BATHROOM**
6'0 x 5'11 (1.83m x 1.80m)

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

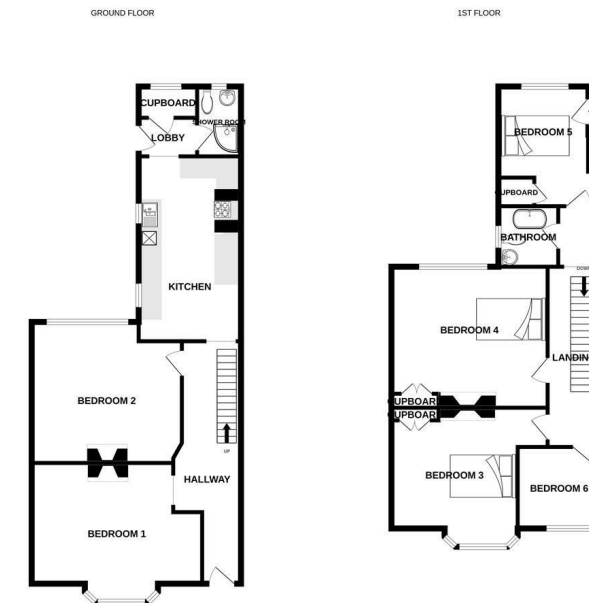
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An excellent opportunity to acquire a well-performing licensed House in Multiple Occupation (HMO), currently generates a strong and consistent rental income, please contact the office for further details on these figures. The property comprises six bedrooms, currently configured to accommodate five licensed letting rooms in line with HMO regulations, with the sixth room slightly below the required size threshold. The property further benefits from a functional kitchen on the ground floor, a convenient downstairs shower room, and an additional bathroom located on the upper floor, providing practical facilities for tenants. The property is presently occupied by four tenants, three of who have expressed a desire to remain, providing immediate rental stability. One room is due to become available at the end of April, offering scope for a new tenancy and potential to optimize income. Situated in a popular and convenient location, this asset presents a compelling investment for both experienced landlords and those looking to expand their portfolio, benefiting from established occupancy, proven returns, and future growth potential. Early viewing is highly recommended to fully appreciate the investment potential on offer.



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