



FITZJOHN
SALES & LETTINGS

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56 Barnstock Bretton Peterborough PE3 8EH

Asking price £250,000



High-Yield Investment | Fully Licensed HMO | No Forward Chain | Income: £2,970 (Fully Let Potential)

An excellent investment opportunity presents itself with this fully licensed six-bedroom HMO, ideally situated in the popular residential area of Bretton, Peterborough. Offered with no forward chain, this well-maintained property is fully compliant and ready to generate immediate income, a perfect turnkey purchase for investors seeking a strong-yielding addition to their portfolio.



Arranged over three floors, the accommodation is both spacious and practical. On the ground floor, you are welcomed by an entrance hall leading to a W/C, a kitchen/diner, and Bedroom 1, a studio with its own en-suite facilities.

The first floor offers three well-proportioned double bedrooms (Rooms 2, 3, and 4), while the second floor provides two large double bedrooms (Rooms 5 and 6) along with a shared family bathroom. The property benefits from gas central heating, uPVC double glazing, and a private enclosed rear garden, offering outdoor space for tenants.

This HMO is fully licensed with Peterborough City Council and is being sold as a going concern. Rooms 2 and 4 are currently vacant but can be advertised for let again to ensure full occupancy upon completion, should the buyer wish. When fully let, the property achieves a gross rental income of £2,970 per calendar month.

The current and potential room rents are as follows:

- Room 1 (Studio): £579 PCM
- Room 2 (Double): £449–£469 PCM
- Room 3 (Double): £495 PCM
- Room 4 (Double): £425–£449 PCM
- Room 5 (Large Double): £489 PCM
- Room 6 (Large Double): £489 PCM

With an EPC rating of C and Council Tax Band B, the property offers efficient running costs for both landlord and tenants. Its prime location near Peterborough City Hospital, local amenities, public transport links, and major road routes ensures ongoing tenant demand and strong rental performance.

This is a fantastic opportunity to acquire a fully licensed and income-generating HMO in one of Peterborough’s most sought-after rental areas.

Early viewing is highly recommended to secure this high-yield investment.

For further information or to arrange a viewing, please get in touch today.

Area Map



Floor Plans



Energy Efficiency Graph

