



136 Broadway, Peterborough, PE1 4DG

 **NEWTON FALLOWELL**



6 5 1

## Key Features

- HMO BEING SOLD WITH TENANTS IN-SITU
- SIX BEDROOMS
- APPROX ANNUAL INCOME OF £39,668
- APPROX 10.4% RENTAL YIELD AVAILABLE
- Communal Kitchen, Lounge Diner, Utility & Garden
- Downstairs WC, Family Bathroom & Four En-Suites
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

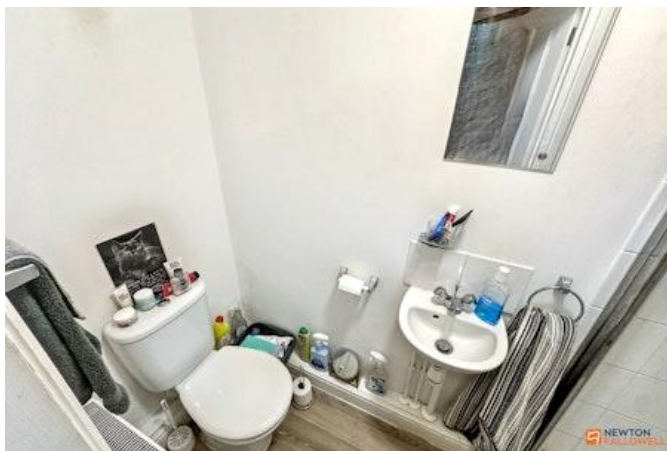
£380,000







Providing an approximate GROSS ANNUAL RENTAL INCOME OF £39,668 with an approximate 10.4% RENTAL YIELD AVAILABLE, this SIX BEDROOM HMO (House of Multiple Occupancy) is being sold with TENANTS IN-SITU and NO ONWARD CHAIN. The property comprises of a communal lounge diner, kitchen, utility, downstairs WC, two of the bedrooms are located on the ground floor both hosting en-suites, whilst upstairs hosts the further four bedrooms, two of which also boast en-suites and built-in storage, all benefiting from the upstairs family bathroom which offers a shower over the bath. Outside there is an enclosed private garden to the rear.







Entrance Hall

Lounge Diner 3.15m x 3.9m (10'4" x 12'10")

Store Room

Kitchen 2.38m x 3.46m (7'10" x 11'5")

Utility Room 1.71m x 1.73m (5'7" x 5'8")

Downstairs WC

Bedroom One 4.61m x 3.76m (15'1" x 12'4")

Currently occupied and achieving £139 per week.



En-Suite

Bedroom Two 3.29m x 3.42m (10'10" x 11'2")

Currently occupied and achieving £520 per four weeks.

En-Suite

Landing

Bedroom Three 4.63m x 4.35m (15'2" x 14'4")

Currently occupied and achieving £660 per month.



En-Suite

Bedroom Four 3.33m x 3.5m (10'11" x 11'6")

Currently occupied and achieving £500 per month.

En-Suite

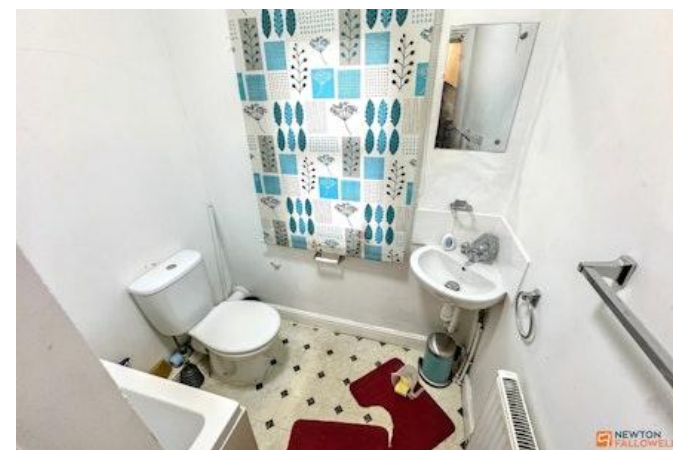
Bedroom Five 3.01m x 2.46m (9'11" x 8'1")

Currently occupied and achieving £460 per month.

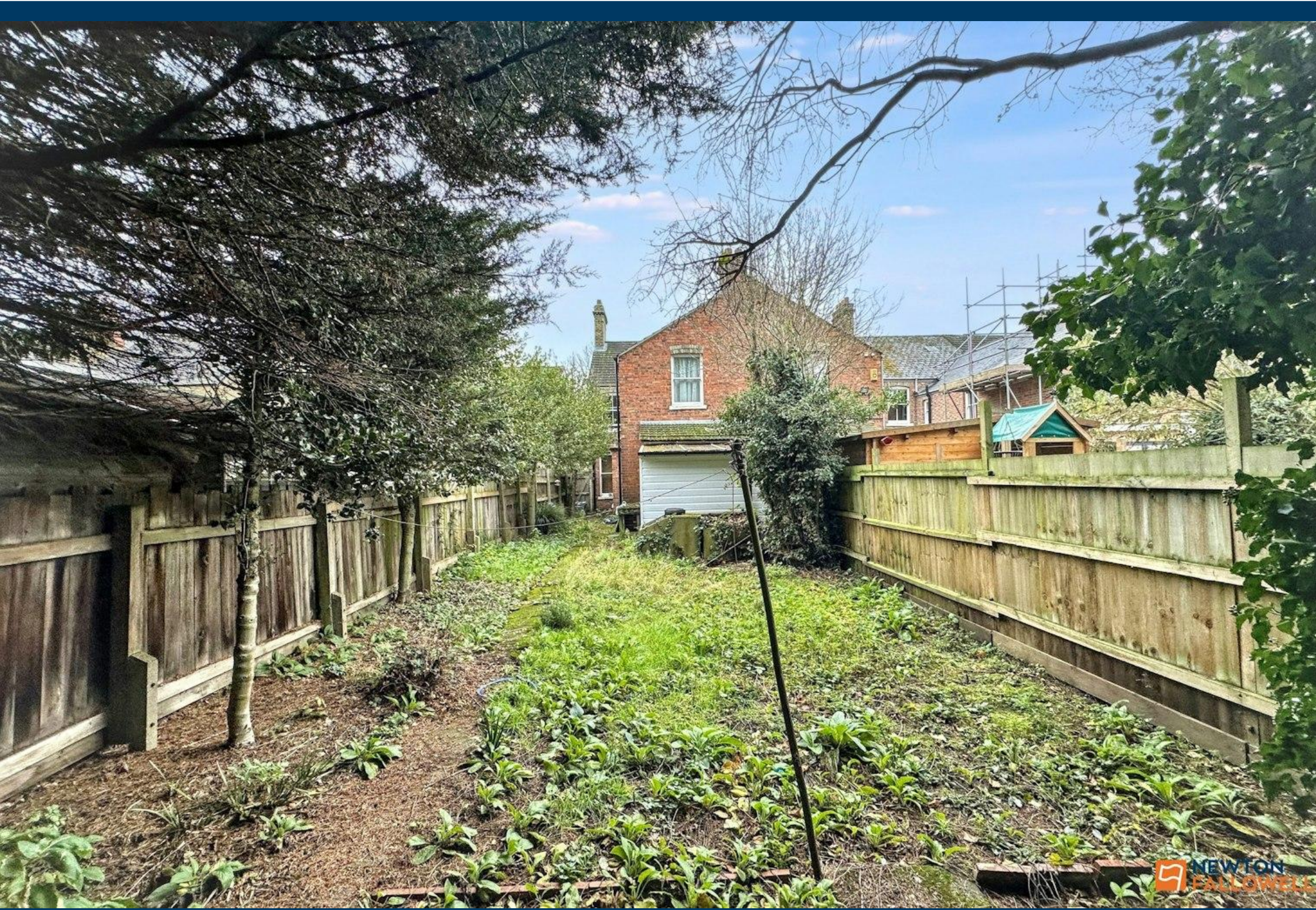
Bedroom Six 3.75m x 3.38m (12'4" x 11'1")

Currently occupied and achieving £120 per week.

Family Bathroom 1.64m x 2.42m (5'5" x 7'11")

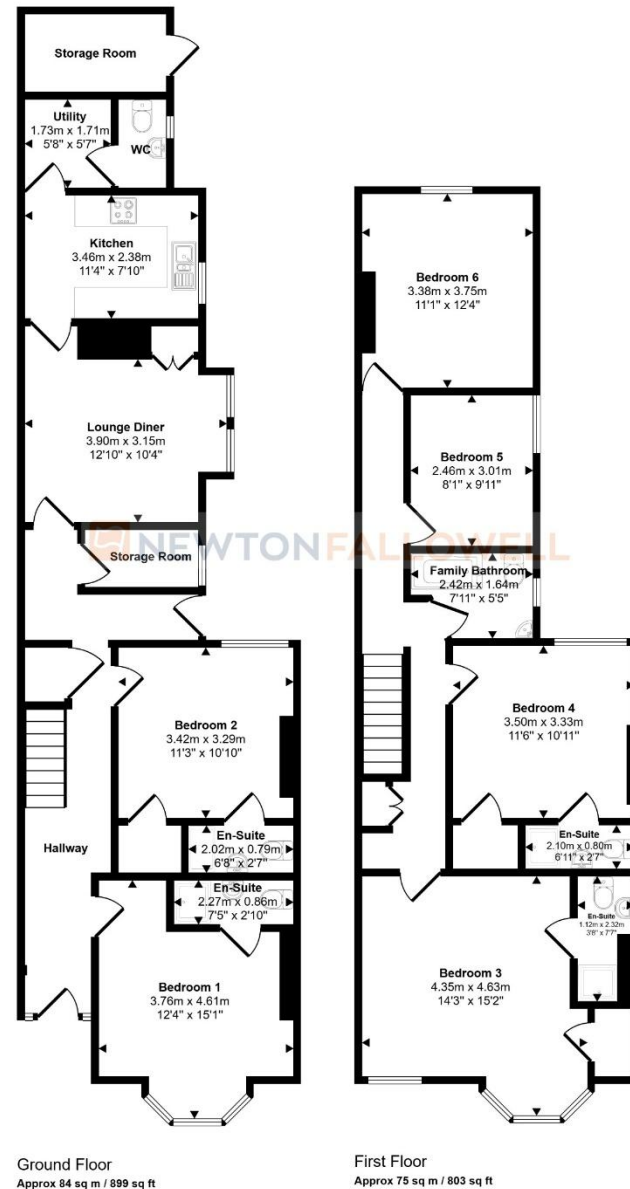








Approx Gross Internal Area  
158 sq m / 1702 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: D

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME