



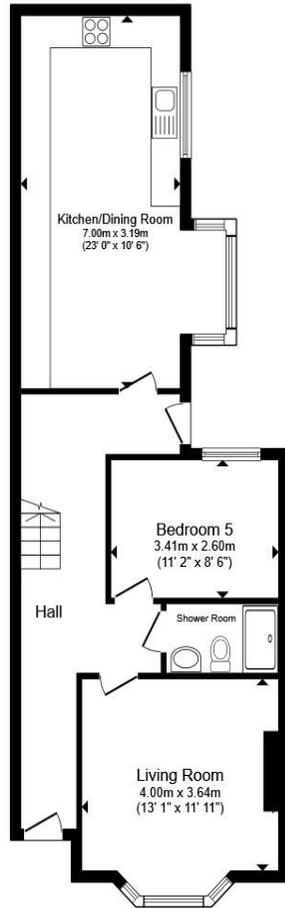
Waterloo Road, Peterborough PE1 3AS

welcome to

Waterloo Road, Peterborough

*** No chain*** This fully licenced HMO is currently grossing £47,320. Tenants benefit from three stylish bathrooms, reducing morning congestion, and a well-equipped communal kitchen, fitted with modern appliances, ample worktop space and practical storage. The overall finish provides a clean, professional living environment that appeals strongly to working tenants seeking quality accommodation. With its high-spec interior, established HMO layout and strong rental performance, this property represents an excellent hands-off investment. A rare opportunity to acquire a fully operational, income-generating HMO in one of Peterborough's most reliable rental areas.

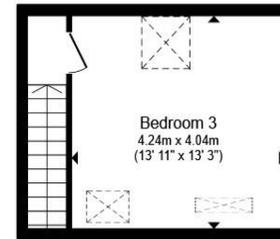




Ground Floor



First Floor



Second Floor

Total floor area 154.9 m² (1,667 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Waterloo Road, Peterborough

- Fully licensed 6-bed HMO
- Three modern bathrooms
- High-spec refurbishment throughout
- Excellent rental yield and strong occupancy potential
- Quality fixtures, furnishings and communal areas

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG123017](https://www.williamhbrown.co.uk/Property/PCG123017)



Property Ref:
PCG123017 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)