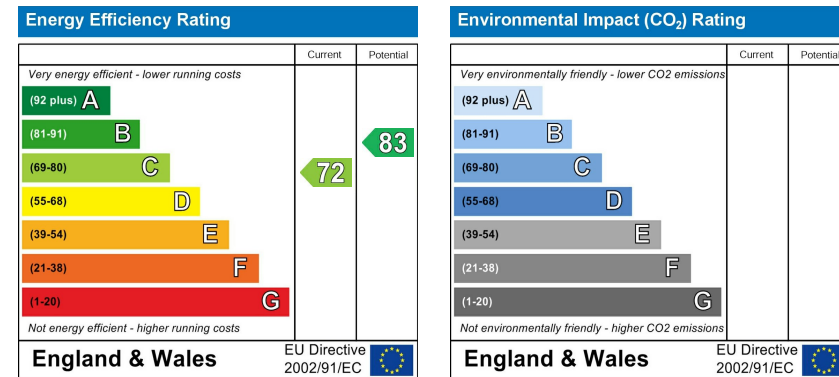


DIRECTIONS

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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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



39 Gaywood Road King's Lynn PE30 2PS

FIVE / SIX BEDROOM HOUSE OF MULTIPLE OCCUPANCY

King's Lynn

£270,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



- KITCHEN** 18'3 x 10'1 (5.56m x 3.07m)
Range of base, wall and drawer units with worktop over. Space for washing machine. Integrated oven with hob and extractor fan over. Tiled floor. Wall mounted boiler.
- SHOWER ROOM** 8'11 x 4'4 (2.72m x 1.32m)
- BEDROOM ONE** 16'11 x 13'09 (5.16m x 4.19m)
Licensed HMO Bedroom
- BEDROOM TWO** 15'03 x 13'11 (4.65m x 4.24m)
Licensed HMO Bedroom
- BEDROOM THREE** 15'01 x 14'05 (4.60m x 4.39m)
Licensed HMO Bedroom
- BEDROOM FOUR** 155 x 11'11 (4.70m x 3.63m)
Licensed HMO Bedroom
- BEDROOM FIVE** 11'10 x 10'1 (3.61m x 3.07m)
Licensed HMO Bedroom
- BEDROOM SIX / STUDY** 8'11 x 8'0 (2.72m x 2.44m)
Not licensed as a HMO Bedroom currently due to size - This could be reassessed with modifications.
- BATHROOM** 6'0 x 5'11 (1.83m x 1.80m)

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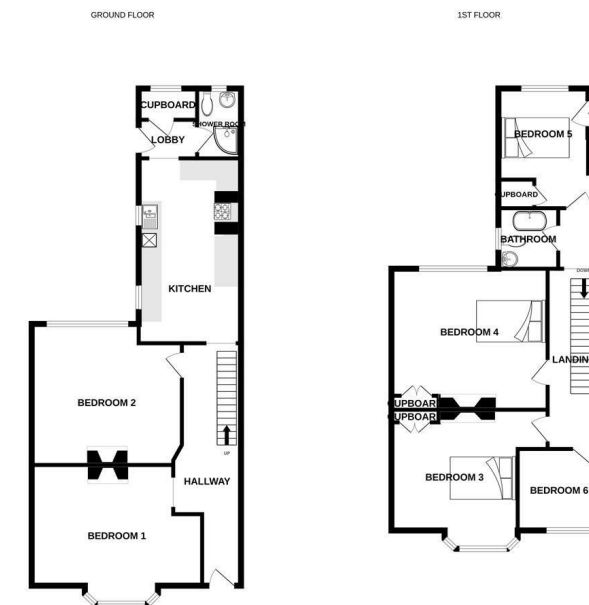
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An excellent opportunity to acquire a well-performing licensed House in Multiple Occupation (HMO), currently generates a strong and consistent rental income, please contact the office for further details on these figures. The property comprises six 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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