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63 Barnstock Bretton PE3 8EJ

Asking price £250,000



High-Yield Investment | Fully Let HMO | No Forward Chain | Income: £3,022 PCM

An excellent investment opportunity has arisen with the sale of this fully licensed six-bedroom HMO in the sought-after area of Bretton, Peterborough. Offered to the market with no forward chain, this high-yield property is fully let and generating a strong monthly rental income of £3,022, making it an ideal turnkey solution for investors looking to expand their portfolio or enter the HMO market.



The property is arranged over three floors and offers spacious and well-maintained accommodation throughout. On the ground floor, you are welcomed by an entrance hall leading to a W/C, a modern kitchen/diner which was newly refitted in 2024, and Bedroom 1 which benefits from its own en-suite shower room.

The first floor comprises three further double bedrooms, all well-proportioned. On the second floor, there are two more double bedrooms along with a shared family bathroom. The property benefits from gas central heating, uPVC double glazing throughout, and has an enclosed private rear garden providing outdoor space for tenants.

This HMO is fully licensed with Peterborough City Council and is currently operating as a going concern. The current rental breakdown is as follows:

- Room 1 (Ground Floor, En-Suite): £589 PCM
- Room 2 (First Floor): £479 PCM
- Room 3 (First Floor): £111 per week (£481 PCM)
- Room 4 (First Floor): £495 PCM
- Room 5 (Second Floor): Currently vacant (previously achieving £479 PCM)
- Room 6 (Second Floor): £479 PCM

The property is currently producing a gross rental income of £2,523 PCM (£30,276 per annum) with one room vacant. Once Room 5 is re-let at its previous rent of £479 PCM, the property has the potential to generate £3,002 PCM (£36,024 per annum).

With an EPC rating of C and Council Tax Band B, the property is both efficient and cost-effective to run. Its location is a key advantage, situated close to Peterborough City Hospital, local amenities, public transport links, and main road routes, making it highly attractive to professional tenants.

This is an excellent opportunity to acquire a fully licensed, income-producing HMO with strong rental demand and further income potential through the letting of the vacant room. Early viewing is highly recommended to avoid missing out.

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

Entrance Hall Radiator, fitted carpet, textured ceiling with smoke detector, stairs to first floor, door to:

Kitchen/Dining Room 5.13m (16'10") x 3.73m (12'3") Refitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge and freezer, window to front, radiator, vinyl flooring, textured ceiling with smoke detector, Emergency lighting, patio door to rear garden.

Cloakroom Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, vinyl flooring, textured ceiling.

Shower Room Fitted with three piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC tiled surround.

Bedroom 1 4.06m (13'4") x 2.69m (8'10") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

First Floor Landing Fitted carpet, Emergency lighting, stairs to second floor, door to:

Bedroom 2 3.76m (12'4") x 2.46m (8'1") Window to front, radiator, fitted carpet, textured ceiling with smoke detector.

Bedroom 3 3.73m (12'3") x 2.64m (8'8") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

Bedroom 4 3.86m (12'8") max x 3.18m (10'5") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

Second Floor Landing Window to front, fitted carpet, textured ceiling, Emergency Lighting, door to:

Bedroom 5 4.17m (13'8") x 3.30m (10'10") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

Bedroom 6 3.56m (11'8") x 3.30m (10'10") Window to rear, radiator, fitted carpet, textured ceiling with smoke detector.

Bathroom Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to front, radiator, vinyl flooring, textured ceiling.

OUTSIDE

Garden to rear enclosed with panelled fencing, laid to lawn, gated rear access and communal parking area.

Area Map



Floor Plans



Energy Efficiency Graph

