



**FITZJOHN**  
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## 32 Oxclose Bretton Peterborough PE3 8JR

Asking price £250,000



High-Yield Investment Opportunity | Fully Let 6-Bed HMO | £2,972 PCM Income | No Forward Chain

A superb opportunity to acquire a fully licensed and fully let six-bedroom HMO in the ever-popular residential area of Bretton, Peterborough. Generating a strong monthly income of £2,972, this property provides immediate and reliable returns, offering investors a true turnkey acquisition. With an annual rental income of £35,664, the property delivers an impressive gross yield of 14.26% based on the asking price of £250,000.



The accommodation is arranged over three practical and spacious floors. The ground floor welcomes you with an entrance hall leading to a double bedroom, a shower room and a kitchen/diner that serves as the main communal area for tenants.

The first floor features three further double bedrooms, all well-proportioned and consistently appealing to professional tenants. The second floor completes the layout with two additional double bedrooms, a shared bathroom, two storage cupboards and a central landing.

The HMO is fully licensed with Peterborough City Council and benefits from gas central heating, uPVC double glazing and an enclosed rear garden providing valuable outdoor space. Offered with no forward chain, the property is fully occupied and operating as a strong, income-producing investment from day one.

Current Rental Income

Room 1: £469 PCM

Room 2: £479 PCM

Room 3: £481 PCM

Room 4: £479 PCM

Room 5: £475 PCM

Room 6: £489 PCM

Total Rental Income: £2,972 PCM (£35,664 PA)

The property holds an EPC rating of C and falls under Council Tax Band B, ensuring reasonable running costs for the new landlord. Its location provides excellent access to Peterborough City Hospital, local amenities, public transport and major road connections, all of which support strong, ongoing rental demand.

This is an excellent opportunity to acquire a fully operational, income-generating HMO in a proven rental area, offering both stability and long-term growth potential. Early viewing is highly recommended.

Area Map



Floor Plans



Energy Efficiency Graph

