





Property Description

This well-arranged four-bedroom semi-detached property presents an excellent investment opportunity, offered with established HMO (House in Multiple Occupation) status, making it ideal for investors seeking strong and consistent rental returns.

The ground floor comprises a welcoming entrance hall leading into a comfortable front bedroom. To the rear, a separate dining room offers additional versatile living or social accommodation, connecting conveniently to the fitted kitchen. The kitchen is positioned toward the back of the property, giving access to a rear lobby and a bathroom. This layout supports practical shared living arrangements, with good separation between communal areas.

To the first floor, the property offers three well-proportioned bedrooms arranged off a central landing, making the layout highly suitable for multi-tenant occupancy. Each room benefits from natural light and a functional configuration, enhancing tenant appeal.

Externally, the property benefits from an enclosed rear garden, offering valuable outdoor space for occupants to relax and enjoy, while also providing additional privacy and security.

This is a turnkey investment opportunity in a desirable format, offering both immediate income potential and long-term growth.

Generates a total monthly income of £1,775, equating to £21,300 per annum

£180k purchase - 11.83% gross yield
£185k purchase Gross yield 11.51% gross yield
£190k purchase - 11.21% gross yield

Entrance Hall

Door to side and stairs to first floor.

Bedroom Four

Windows to the front and side.

Dining Room

Windows to the rear and side and storage cupboard.

Kitchen

Window and door to side, high and low level storage with worktops over, door to lobby, tiled walls and flooring, stainless steel sink/drainers with mixer tap.

Lobby

Window to side, door to bathroom.

Bathroom

Window to side, tiled walls and flooring, bath with shower over, WC and wash hand basin.

First Floor

Bedroom One

Window to the front, radiator and carpet.

Bedroom Two

Window to the rear, radiator and carpet.

Bedroom Three

Window to the rear, radiator and carpet.

Outside

Rear Garden

Laid to lawn and enclosed.

Front

Dwarf brick wall, side access and small garden.

Agent Note

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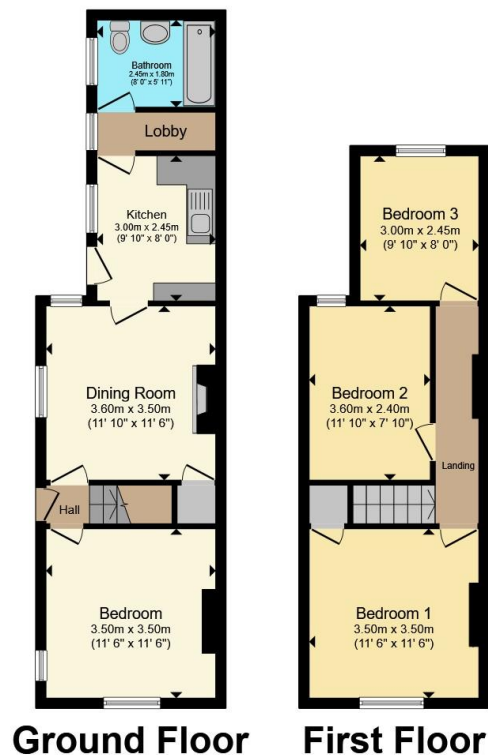
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'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'





Total floor area 78.7 m² (848 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

Connells



To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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