Murdock & Wasley
ESTATE AGENTS



2 Marle Hill Parade

, Cheltenham, GL50 4LG

Offers over £350,000

6 | 2 | 1 | D

Murdock & Wasley Estate Agents are delighted to present this substantial six-bedroom HMO townhouse, ideally located within walking distance of Cheltenham town centre.

Arranged over four floors, the property offers spacious and versatile accommodation comprising an entrance hallway, communal lounge, fitted kitchen, six well-proportioned bedrooms, a shower room and a separate bathroom.

Currently generating £2,845 per calendar month (£34,140 per annum), the property offers an attractive gross rental yield of approximately 9.75%, based on an asking price of £360,000.

With its established rental income, strong yield and convenient central location, this property presents an excellent investment opportunity.







Entrance Hallway
Accessed via Upvc double glazed front door, radiator, stairs to first floor, doors to lounge, bedroom & kitchen. Stairs also leading to the basement.

Lounge
Upvc double glazed windows to front, radiator, power points.

Kitchen
Upvc double glazed windows to side & rear, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with induction hob & hood, space for further appliances, wall mounted combination boiler., partly tiled walls, power points.

Bedroom
Upvc double glazed windows to rear, radiator, power points.

Basement
Door directly into.

Bedroom
Upvc double glazed windows to front, radiator, power points.

First Floor Landing
Central heating thermostat, stairs leading to top floor. Doors to three bedrooms, shower room & bathroom.

Bedroom
Upvc double glazed windows to front, radiator, power points.

Bedroom
Upvc double glazed windows to front, radiator, power points.

Bedroom
Upvc double glazed windows to rear, radiator, power points.

Shower Room
Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Shower Room
Upvc frosted double glazed windows to side, shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Top Floor Landing
Door through too:

Bedroom
Velux window to rear, radiator, power points.

Rear Garden
An enclosed courtyard garden.

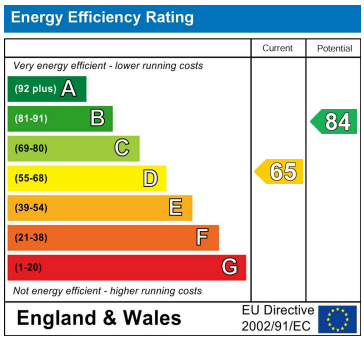
Tenure
Freehold.

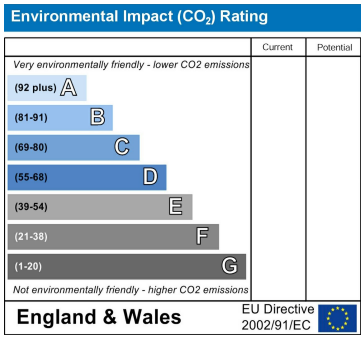
Services
Mains water, gas, electricity & drainage.

Local Authority
Cheltenham Borough Council
Council Tax Band: B

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

33 Benhall Avenue, Benhall, Cheltenham, GL51 6AF email:cheltenham@mwea.co.uk

CHELTENHAM 01242 224 200 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman