



64 Whitsed Street, Peterborough
£250,000

 **NEWTON FALLOWELL**

64 Whitsed Street

Peterborough

This SIX BEDROOM HMO (House of Multiple Occupancy) is being sold with TENANTS IN-SITU and NO ONWARD CHAIN, with the property providing an approximate GROSS ANNUAL RENTAL INCOME OF £26,352 with an approximate 10% RENTAL YIELD AVAILABLE. The accommodation comprises of an entrance hall, communal lounge, communal kitchen, communal utility room and downstairs WC, with one of the six bedrooms located on the ground floor, whilst the remaining five bedrooms are positioned on the first floor, in addition to a communal shower room and communal bathroom. Outside there are two garages which both provide power and one hosting access to the rear, where a low maintenance communal garden is located.

Council Tax band: B

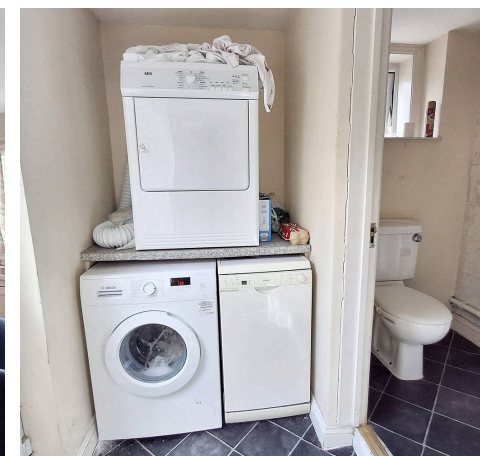
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



NEWTON
FALLOW





Entrance Hall

Communal Lounge 13' 9" x 11' 8" (4.19m x 3.55m)

Communal Kitchen 11' 8" x 9' 2" (3.56m x 2.80m)

Utility Room 5' 9" x 3' 5" (1.75m x 1.04m)

WC 3' 5" x 3' 0" (1.04m x 0.91m)

Bedroom One 13' 11" x 10' 10" (4.23m x 3.29m)

Currently occupied and achieving £84 per week.

Landing

Bedroom Two 10' 1" x 8' 7" (3.08m x 2.61m)

Currently occupied and achieving £330 per month.

Bedroom Three 10' 1" x 9' 3" (3.08m x 2.82m)

Previously achieving £310 per month and currently being advertised for £400pcm.

Bedroom Four 12' 7" x 11' 8" (3.84m x 3.55m)

Currently occupied and achieving £400 per month.

Bedroom Five 11' 11" x 10' 10" (3.63m x 3.31m)

Currently occupied and achieving £350 per month.

Bedroom Six 14' 4" x 10' 10" (4.36m x 3.29m)

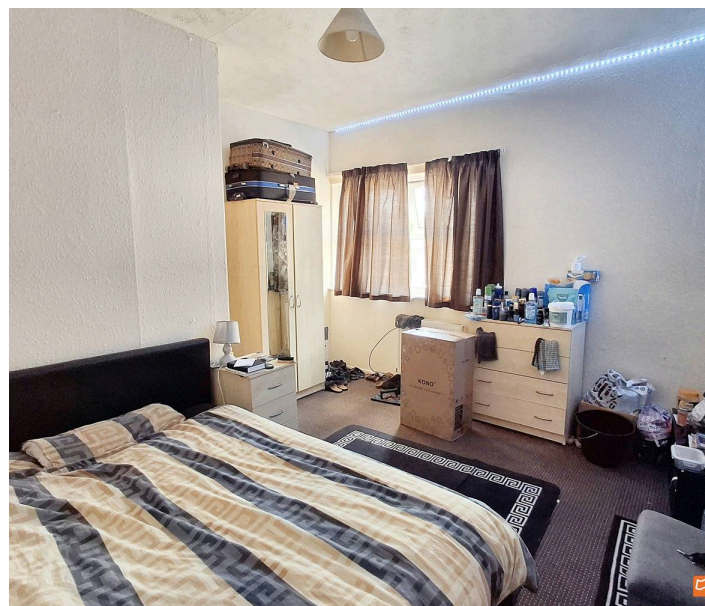
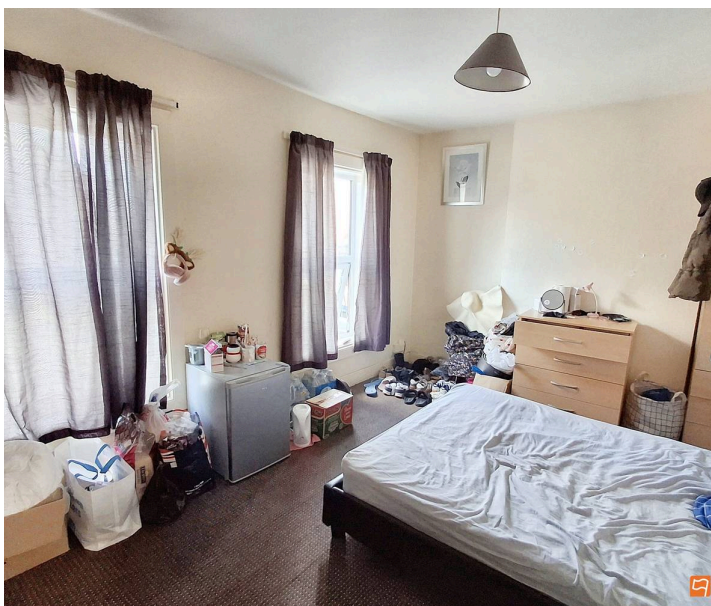
Currently occupied and achieving £102 per week.

Family Bathroom 7' 5" x 6' 11" (2.26m x 2.12m)

Shower Room 4' 3" x 6' 11" (1.29m x 2.10m)

Garage 18' 5" x 9' 8" (5.62m x 2.95m)

Garage 18' 1" x 9' 8" (5.52m x 2.94m)

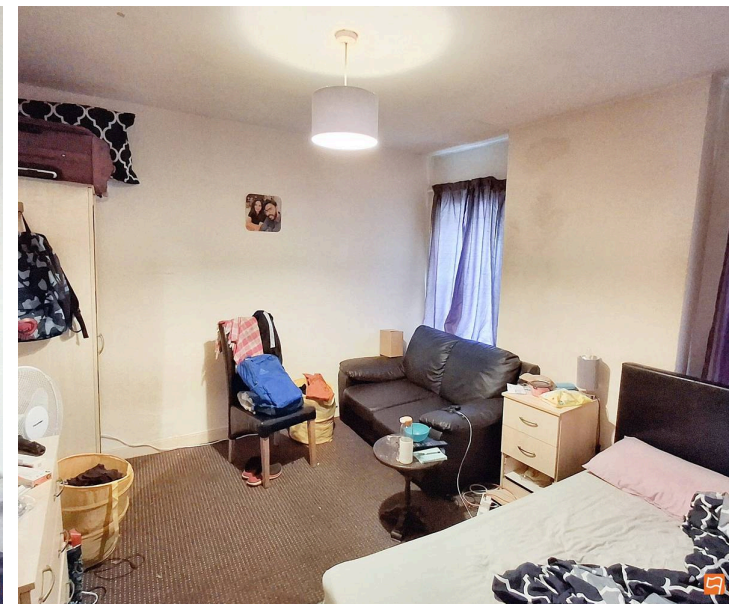


Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Note to Buyers

Intending purchasers will be asked to complete our anti-money laundering and compliance checks, as well as provide evidence of funds in order to proceed with a successful offer. We would ask for your co-operation in order that there will be no delays with the agreed purchase. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance – we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.





Approx Gross Internal Area
179 sq m / 1932 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough