



68 Birdwood Road  
Cambridge, CB1 3TE

**£1,200,000**



## 68 Birdwood Road Cambridge, CB1 3TE

- Investor Opportunity
- 6 Bed HMO
- Great Location
- Fully Tenanted
- Council Tax Band C

This superbly extended and fully renovated six-bedroom HMO presents an excellent opportunity for investors seeking a high-quality, turnkey addition to their portfolio. Ideally positioned for convenient access to both Cambridge City Centre and Addenbrooke's Hospital, the property has been thoughtfully designed throughout to create a bright, spacious and comfortable living environment that appeals strongly to professional tenants.



Upon entering, you are welcomed by a light-filled hallway finished in contemporary neutral tones and attractive wood flooring, setting the standard for the accommodation beyond. The hallway leads through to the impressive open-plan kitchen and living area at the rear of the property.



The stylish kitchen has been carefully designed to maximise space and storage while maintaining a sleek, modern aesthetic. It features integrated appliances throughout and durable stone worktops, combining practicality with contemporary design. Beyond the kitchen is a dedicated dining area, complete with doors opening onto the landscaped rear garden, providing an attractive communal space for tenants to relax and socialise.



All six generously sized double bedrooms are fully furnished and

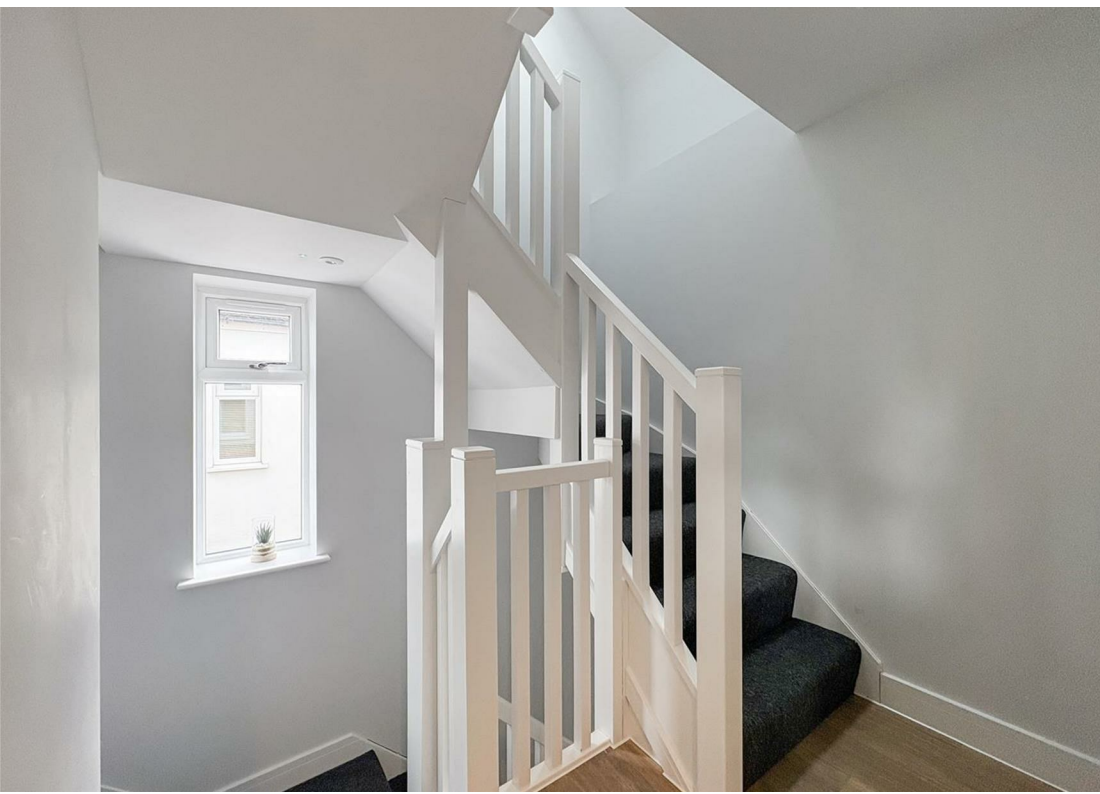


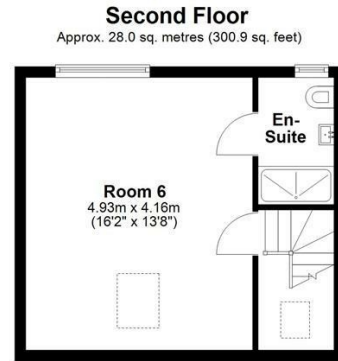
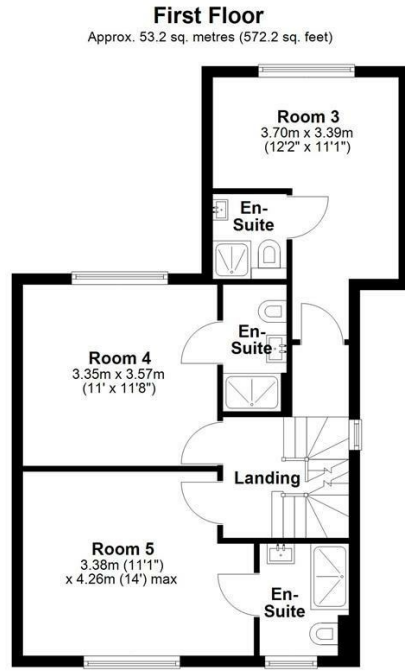
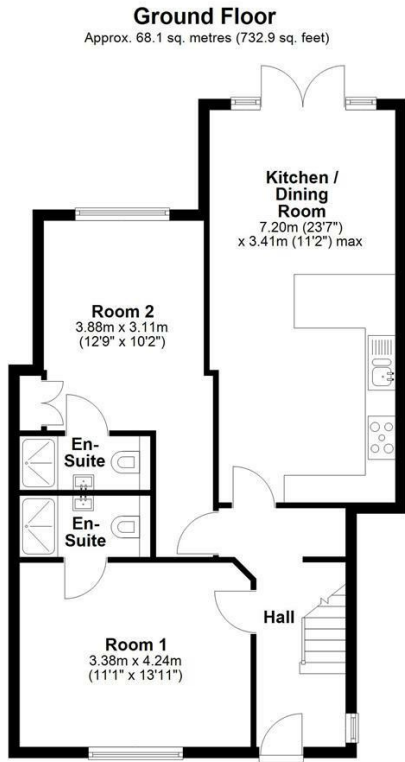


benefit from their own private en-suite shower rooms. Finished in crisp white décor and complemented by modern furnishings, each room offers a comfortable and contemporary living space. The en-suites are fitted with enclosed showers, wash basins and WCs, together with heated towel rails and integrated electric toothbrush charging points for added convenience.

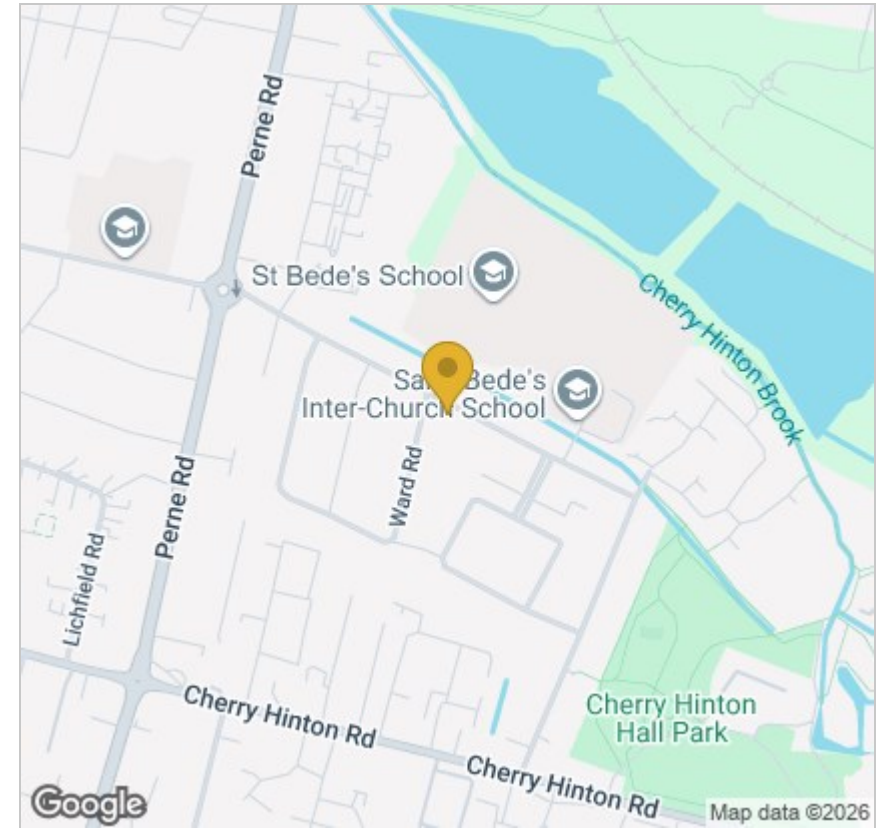
The property currently generates an annual rental income of £79,200. All tenants are on Assured Periodic Tenancies, allowing rents to be reviewed and increased every 12 months. Based on a sale price of £1.2 million, the gross yield is approximately 6.6% gross.

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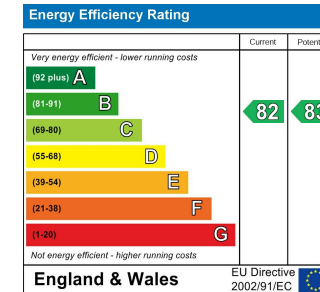




Total area: approx. 149.2 sq. metres (1606.1 sq. feet)



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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