



Flack End, Cambridge
Offers Over £550,000 Freehold

**Sharman
Quinney**

Key Features



- Fantastic location
- Set over three floors
- Six bedrooms
- Healthy Yield
- Ideal kitchen for sharers
- Opportunity to convert to a family home
- 142 Sqm

The property itself is a fully licensed HMO with strong rental income and a healthy yield, making it an excellent choice for both seasoned investors and those looking to enter the investment market.

Throughout the property, it has been made for maximising tenant comfort. On the ground floor, you will find the well-equipped kitchen with integrated white goods, appliances, cabinets, and countertop space which provide ample storage space to suit the individual tenants needs. Adjacent to the kitchen is the living room/lounge area, perfect for relaxation and for everyday living. A versatile room is also on the ground floor, which could benefit from a study, home office, children's playroom or another bedroom.



The first floor offers, two spacious double bedrooms with a versatile single bedroom or office/study. With plenty of room on this floor to relax and work, this makes it ideal for working professionals and / or tenants ensuring privacy and those looking for extra space. This floor also includes a shower room for tenants or family members, adding to the practicality. The top floor consists of three generously sized double bedrooms, with the master bedroom / bedroom one, having an en-suite bathroom for further convenience and luxury. Included on this floor, is another shared/family bathroom, and an additional storage unit providing extra space for belongings.

This attractive six-bedroom HMO property has opportunity for a fantastic yield and return yet also is available for home movers wishing to turn it back from an HMO to an appealing family home.

Ground floor

Kitchen / lounge - 5.92m x 2.87m / 19'4 x 9'4

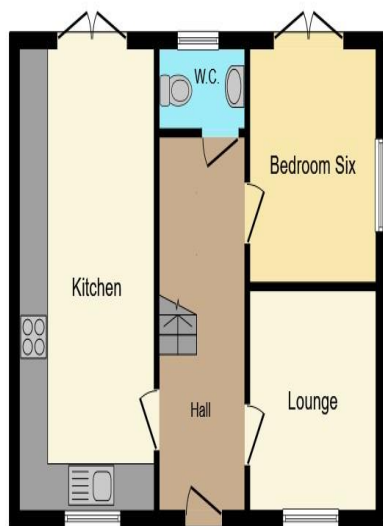
Bedroom six / Study - 3.00m x 2.69m / 9'8 x 8'8

Lounge - 2.82m x 2.69m / 9'2 x 8'8

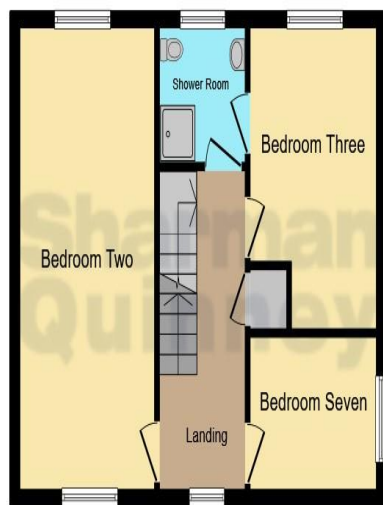
First floor

Bedroom two - 5.92m x 2.87m / 19'4 x 9'4

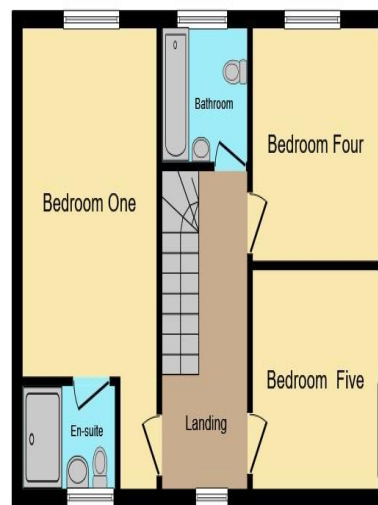




Ground Floor



First Floor



Second Floor

Bedroom three - 3.86 x 2.69m / 12'6" x 8'8"

Bedroom Seven / home office - 1.96m x 2.69m / 6'4" x 8'8"

Bathroom - 1.73m x 1.83m / 5'6" x 6'00"

Second floor

Bedroom one - 5.92m x 2.87m / 19'4" x 9'4"

En-suite - 1.34m x 1.98m / 4'3" x 6'4"

Bedroom four - 3.00m x 2.69m / 9'8" x 8'8"

Bedroom five - 2.82m x 2.69 / 9'2" x 8'8"

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.focalagent.com

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 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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