


WISH2SELL

 Resident
permit
holders
only

37

37 West Parade, Peterborough, PE3 6BD

Price: £230,000

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37 West Parade

Peterborough, PE3 6BD

- FULLY OCCUPIED 4 BED HMO
- £40K RECENT REFURBISHMENT
- MODERN KITCHEN & APPLIANCES
- NEW GARDEN FENCES & SHED
- NO ONWARD CHAIN
- FREEHOLD PROPERTY
- SELLING FULLY FURNISHED
- SEMI-DETACHED HOUSE
- OPEN TO INVESTORS ONLY
- GREAT YIELD ACHIEVED !!!

A Fully Furnished and Fully Tenanted FOUR BEDROOM SEMI-DETACHED FREEHOLD HMO for sale near to Peterborough City Centre.

The owner has recently had completed a 2 year £40,000 refurb and replaced the Kitchen, all electrical appliances, decorated three out of the four bedrooms, new en-suite fixture/fittings, new fence/shed for the garden, covered all-weather patio area, and new furniture for all rooms.

All rooms are currently fully occupied and tenants all under contract.

This property currently represents almost a Gross Rental Yield of 10% per annum.

The sale price includes ALL bedroom furniture / fixtures and all communal area furniture and appliances.

Rear Garden is gate secured and currently low maintenance.

Outside to front : Parking is on-road permit parking (via an app) that any tenants are left to self sort.

Note: Unrestricted on road parking is less than 50 meters away.

Note; currently this is self-managed property. Selling with No Onward Chain.

Property location is fantastic in attracting future tenants due to proximity to Peterborough City Centre and Train Station. Other benefits are its proximity to NEW Anglian Ruskin University.

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Entrance Porchway

Fully Furnished Bedroom One (Occupied)

Communal Lounge

Communal Kitchen

Shower Room & Basin (Bedroom 1 & 4)

Downstairs WC (Bedroom 1 Exclusive use)

First Floor Landing

Bedroom 2 Plus En-suite (Occupied)

Bedroom 3 Plus En-Suite (Occupied)

Bedroom 4 Plus WC & Basin (Occupied)





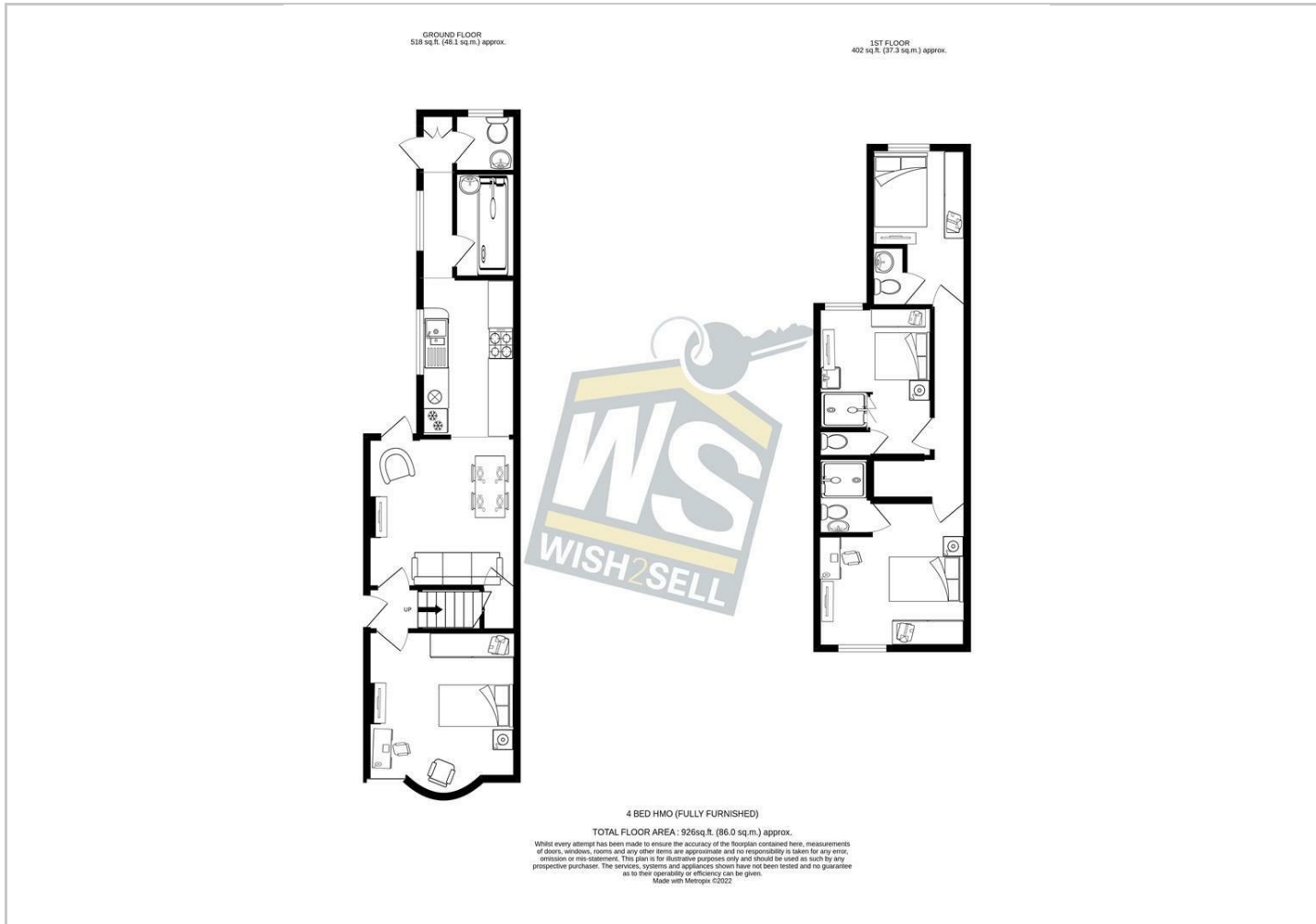
Directions

From Peterborough City Centre (5 Mins by Car / 5 Mins by Cycling) Peterborough PE1 1NT Head west on Cowgate towards King Street for 0.1 miles. At Queensgate Roundabout, take the 2nd exit onto Crescent Brg/Thorpe Rd/A1179 Continue to follow Thorpe Rd/A1179 for 0.4 miles. At the second set of traffic lights turn right onto Aldermans Dr for 0.4 miles. Turn left onto West Parade for 335 ft and the property is on the left side.

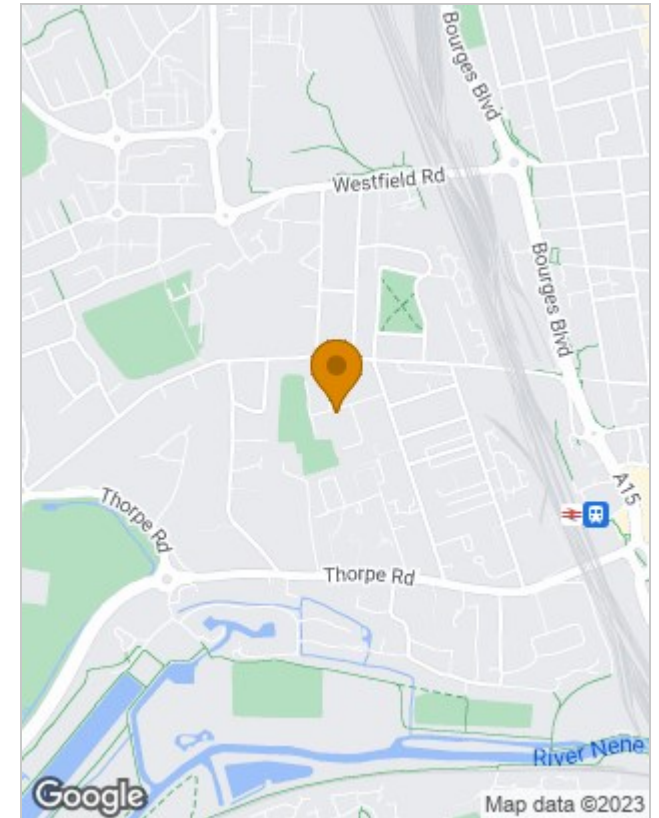




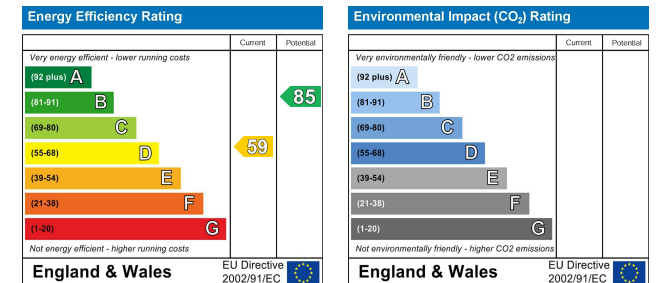
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Wish 2 Sell Estate Agents Office on 01733 639101 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.