



78 Barnstock Bretton Peterborough PE3 8EJ

Asking price £250,000



High-Yield Investment | Fully Let HMO | No Forward Chain | Income: £2,974 PCM



A superb investment opportunity is now available with the sale of this fully licensed six-bedroom HMO situated in the sought-after area of Bretton, Peterborough. Offered to the market with no forward chain, this high-yield property presents an excellent opportunity for investors, with two rooms currently vacant and the remaining four generating a monthly rental income of £1,878. With the vacant rooms available for immediate letting, the property offers strong potential to increase the rental income to £3,007 pcm when fully occupied.

The property is arranged over three floors, providing spacious and well-maintained accommodation throughout. The ground floor features an entrance hall, communal W/C, a generous kitchen/diner, and Bedroom 1, which benefits from its own private en-suite shower room.

The first floor offers three well-proportioned double bedrooms, all presented in good condition. The second floor comprises two further double bedrooms alongside a shared family bathroom. Additional benefits include gas central heating, uPVC double glazing, and an enclosed private rear garden, offering welcomed outdoor space for tenants.

Fully licensed with Peterborough City Council, the property operates as a successful HMO with the following rental breakdown:

- Room 1: £579 pcm – Vacant
- Room 2: £470 pcm – Vacant
- Room 3: £103.62 per week (£449 pcm)
- Room 4: £108.48 per week (£470 pcm)
- Room 5: £112.82 per week (£489 pcm)
- Room 6: £113.00 per week (£489 pcm)

Potential gross rental income when fully let: £3,007 pcm (£36,084 per annum).

With an EPC rating of D and Council Tax Band B, the property is both cost-effective and efficient to run. Its location is a key advantage, positioned close to Peterborough City Hospital, local amenities, public transport routes, and major road networks ensuring strong ongoing tenant demand.

This is a fantastic opportunity to secure a fully operational, income-producing HMO in a high-demand rental area, offering attractive yields and potential for long-term capital growth. Early viewing is strongly recommended.

For more information or to arrange a viewing, please get in touch today.

Area Map



Floor Plans



Energy Efficiency Graph

