

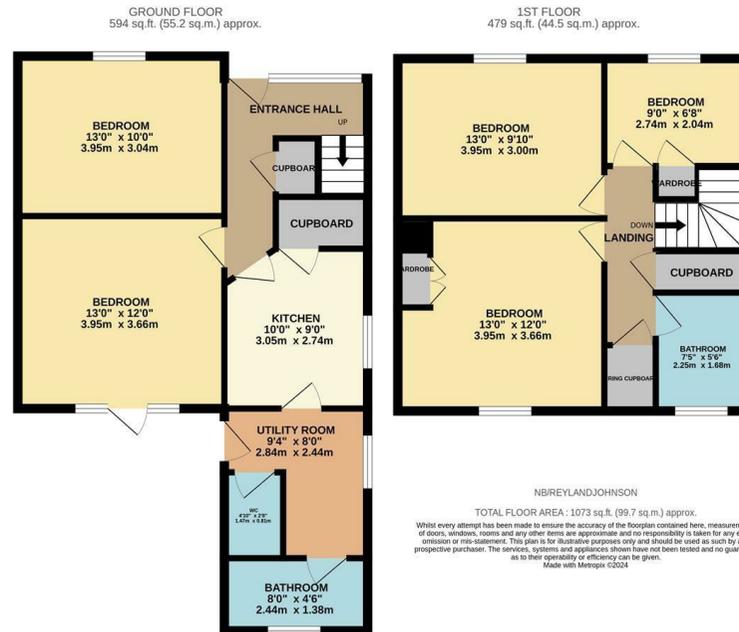


Northbrooks, Harlow, CM19 4DR
£375,000



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****INVESTMENT BUYERS ONLY**** Located within walking distance of Princess Alexandra Hospital, Harlow Town Centre and Harlow Town Train Station is this fully licensed and fully occupied five bedroom HMO with a current income of £2925 per month (9.4% yield). If current letting prices were applied to each room, the monthly income could be as high as £3650 per month (11.7% yield). On the ground floor there is a kitchen and two double bedrooms, plus a utility room, bathroom and separate WC, whilst upstairs are two double bedrooms, a single bedroom and a bathroom. The rear garden is mainly laid to lawn with a patio area and side access, with a large front garden that could be made into a driveway (subject to planning).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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