

COOKE & CURTIS CO



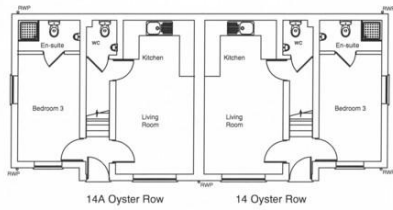
Oyster Row

An opportunity to purchase a pair of five bedroom semi detached houses for £799,990 or individually @ £399,995 each. They are licenced HMOs with a combined income of £4,250pcm and an annual income of £51,000 - Let on ASTs providing a yield of 6.3%pa.

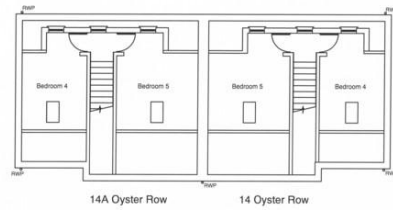
Guide Price:
£399,995

Oyster Row, Cambridge,
CB5 8LJ

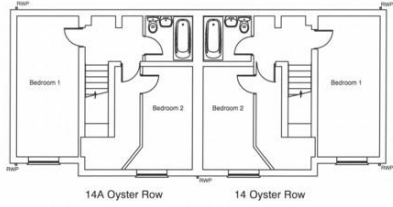




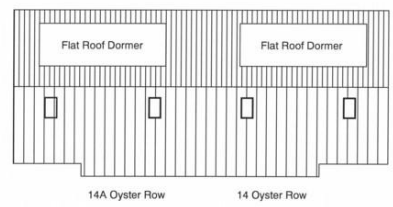
Proposed Ground Floor Plan



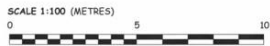
Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



Client	The Huffer Group
Job Title	Oyster Row, Cambridge
Dwg	Proposed Plans
Scale	1:100
Date	July 2017
Rev	01



A wonderful opportunity to acquire a pair of five bedroom semi-detached houses jointly @ £799,990 or individually @ £399,995 each. They are licensed HMO's providing an excellent income of £51,000pa and a yield of 6.3%pa.

In brief the semi-detached homes are handed and have the same accommodation providing excellent symmetry and function;

In brief the accommodation comprises entrance hall with stairs rising to the first floor, living/dining/kitchen area with a range of fitted units and freestanding appliances, inner lobby, cloakroom with two piece suite, bedroom one (double with en-suite shower room £550pcm).

First floor landing with stairs rising to the second floor, bathroom with three piece suite, shower over the bath, bedroom two (double £500pcm), bedroom three (Single £400pcm).

Second floor landing, bedrooms four and five both of which are singles (£400pcm each) completes the accommodation.

Outside the properties have small frontage providing spaces for cycles, bins and potentially parking for one small car in front of each unit.

14 is let on individual AST's and 14a is let to a company for £2,000pcm



@White Door Property Lets

Semi-Detached Houses

5 beds each

Income £24K and £27K pa

Let on AST's

Yield 6.4%pa

EPC - C / 69

£399,995 Each

Council tax band - D



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