



86 Bishops Road, Cambridge, CB2 9NR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

86 Bishops Road | Cambridge | CB2 9NR

Guide Price £850,000

- Detached
- Total of 8 bedrooms
- Licensed & compliant HMO
- Annual rental income of £60,000
- Yield of over 7%
- Good road links to the M11 & A14
- Popular location
- No onward chain

The Property

An attractive, detached property providing a superb investment opportunity, currently in the form of a fully compliant HMO, with 7 individual room lets. The property is ideally located on Bishops Road, just 2.7 miles to the historic Cambridge City Centre and 2.4 miles to Cambridge Train Station. The property currently provides an excellent 7% gross yield, with current rents being achieved of £60,000 per annum.

The Setting

Bishops Road connects the Ward of Trumpington and the main Cambridge City Centre. There is a Waitrose supermarket nearby, along with a number of restaurants and pubs, all within walking distance. The area also enjoys good road links to both the M11 and A14.

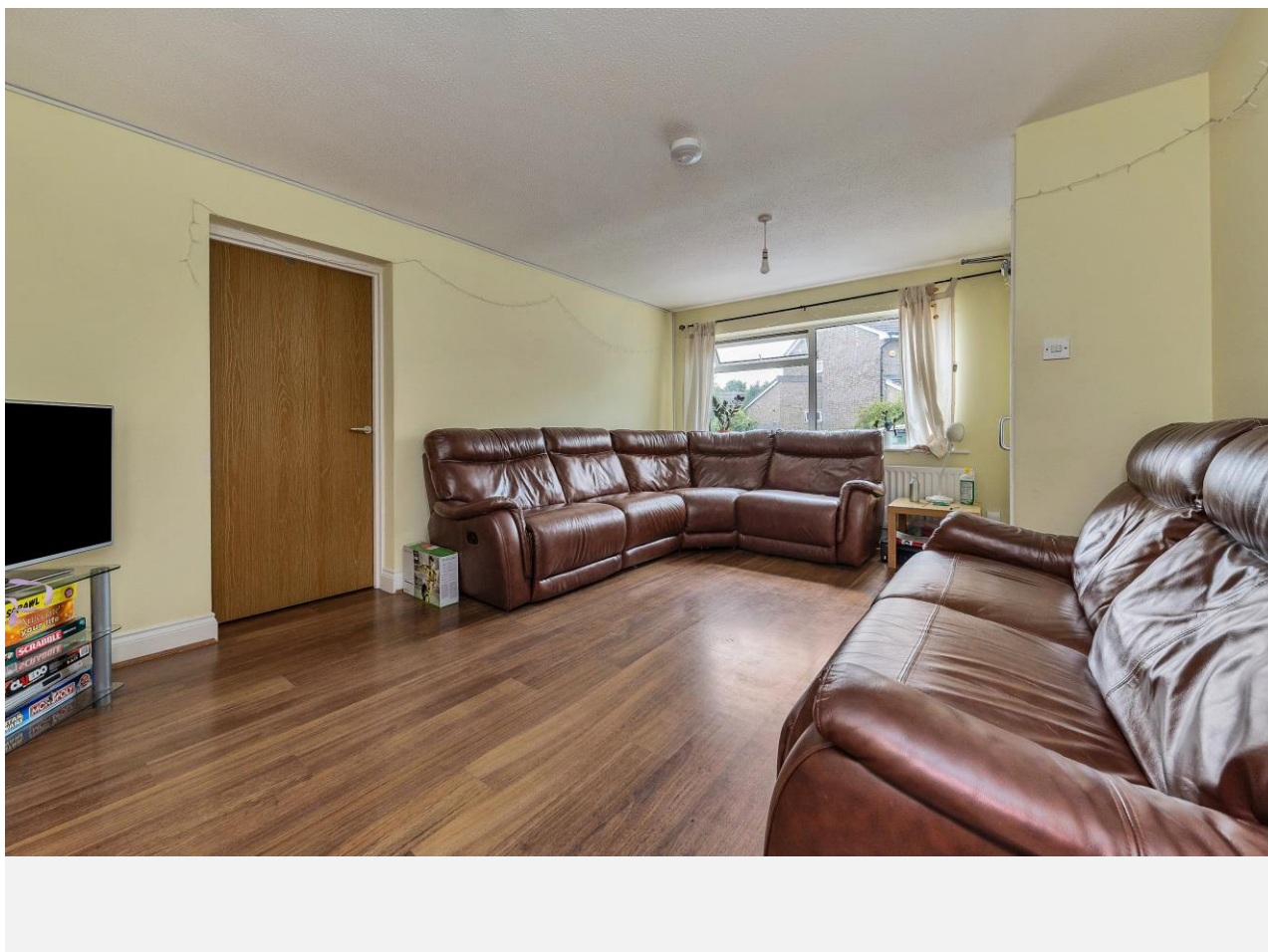
The Accommodation

The entrance hall has stairs to the first floor and provides access to a useful laundry room and a large living room with window to front. Off the living room is an impressive kitchen/dining room which features a free-standing island with an inset induction hob and a selection of storage cupboards. The kitchen also has a good amount of work surface space, cupboard and drawer units, stainless steel sink, built-in oven, integrated appliances, door to rear garden, and a wealth of natural light via 3 well positioned skylights. Adjacent, is a refitted modern bathroom with a panelled bath with shower over, low level WC and handwash basin. Two of the seven tenanted rooms are located on the ground floor. Upstairs, there are six bedrooms, 5 of which are tenanted and two containing en-suit shower rooms. Off the landing is a modern, fully tiled shower room with a low level WC and handwash basin.

Outside

Outside, there is off road parking for two cars and a paved, low maintenance rear garden.





Tenure – Freehold
Property Type – Detached
Local Authority – Cambridge City Council
Council Tax - D





Total Area: 168.2 m² ... 1810 ft²

All measurements are approximate and for display purposes only

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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