



5 Elizabeth Way, Cambridge  
CB4 1DE



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 5 Elizabeth Way

Cambridge | CB4 1DE

## Guide Price £895,000

- Attractive Victorian Villa
- Spacious accommodation extending to approximately 2428sqft
- Fully compliant HMO, providing an excellent investment yield of 7%
- Excellent capital appreciation potential
- Scope to improve the property further
- Superb location close to Cambridge City Centre and
- well located, within walking distance of Anglia Ruskin University
- EPC: C

### The Property

An attractive Victorian mid terrace Villa, providing a superb investment opportunity, currently in the form of a fully compliant HMO, with 11 individual room lets. The property has been owned and run as an HMO successfully for 15 years. The property is ideally located on Elizabeth Way, just a short walk to the historic Cambridge City Centre and the River Cam. The property currently provides an excellent 7% gross yield, with current rents being achieved of £65,280.

### The Setting

Elizabeth Way, is a road connecting the Ward of Chesterton and the main Cambridge City Centre. Elizabeth Way incorporates the now famous Elizabeth Way bridge, providing a key road link into the historic city centre, over the River Cam. There is a local off-license within a short-walk, as well as a Tesco Hypermarket and further retail park on the nearby Newmarket Road.

### The Accommodation

The property provides spacious accommodation of three floors extending to approximately 2428sqft. The accommodation in brief comprises of 11 bedrooms, 5 on the ground floor along with a communal shower room, 5 on the first floor, again with a communal WC and shower room, and a further room and shower room on the second floor. There is a communal living and kitchen area centrally on the ground floor and outside, to the rear, the property benefits from a communal paved courtyard area with bike racks.





### Services

All main services are connected.

### Local Authority

Cambridge City Council

### Council Tax Band

E



Approx Gross Internal Area  
226 sq m / 2428 sq ft



Ground Floor  
Approx 123 sq m / 1322 sq ft

Denotes head height below 1.5m

First Floor  
Approx 78 sq m / 844 sq ft

Second Floor  
Approx 24 sq m / 262 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.

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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