



Key Features

4 BED HMO | EXCELLENT BUY-TO-LET | GROSS RENTAL INCOME OF £23220pa | CENTRAL LOCATION | 10-MINUTE WALK TO NEWPORT TRAIN STATION | CLOSE TO M4 | TENANTS IN SITU

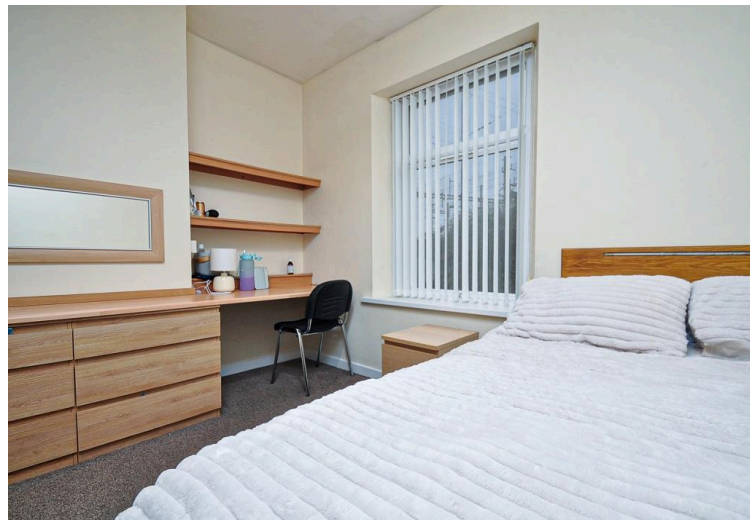
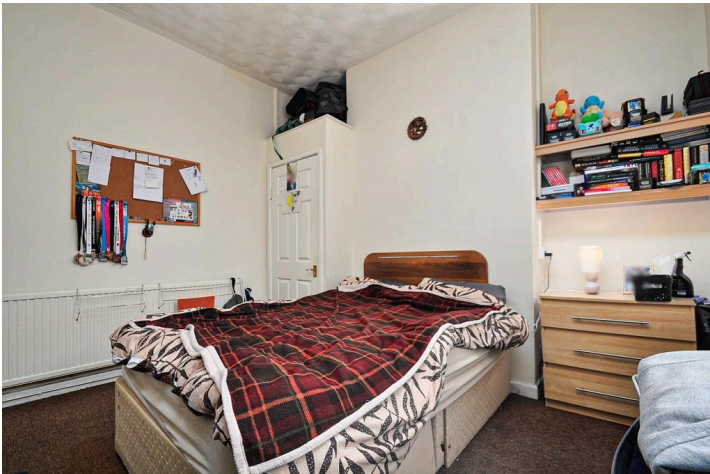
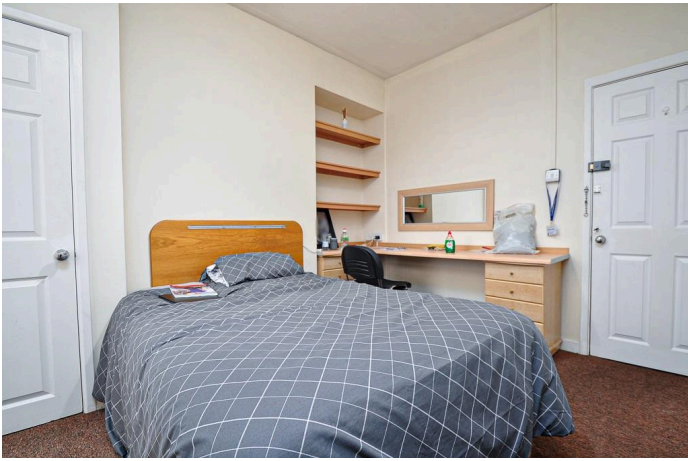
Calling all investors and landlords! Don't miss out on this fantastic opportunity in Newport City Centre. This fully tenanted 4-bedroom HMO is currently achieving a gross rental income of £23,220 per annum which is set to rise to £24,000 per annum with rent increases due to take effect from May.

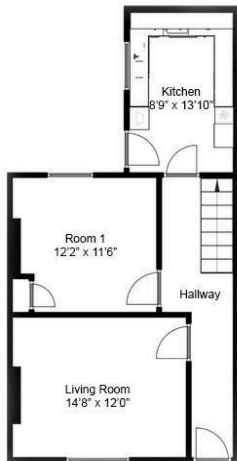
Located just a 10-minute walk from Newport Train Station and close to the M4, this property is in a central location that is highly desirable for professionals. The property is surrounded by a wealth of local amenities on Clarence Place, as well as being within walking distance of the city centre where tenants can explore Newport Market, Friars Walk, and a range of shops.

The property is well-presented with neutral decor and spacious rooms. The modern kitchen has ample wall and base units, a breakfast bar, an integrated electric oven and hob, and white goods. There is a homely shared living room and a low-maintenance shared garden to the rear. Three of the bedrooms are double bedrooms and the fourth bedroom is a single bedroom. All bedrooms include built-in storage cupboards and space for a freestanding desk and chests of drawers.

Whether you're looking to add to your portfolio or start investing in property, this HMO in Newport is a prime choice. Arrange a viewing today and seize this opportunity for high returns.







Ground Floor
Caerleon Road, Newport
Total Floor Area: 107 square metres approx.



First Floor
Caerleon Road, Newport
Total Floor Area: 107 square metres approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

property and lettings
Bluestone