



**INVESTMENT OPPORTUNITY - HMO - CURRENTLY LET TO 6, & PRE LET TO 7 FOR 2021/22 AT £41,859 PER ANNUM - GROSS YIELD OF 9.6% FOR 2021/22!**

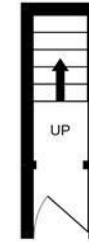
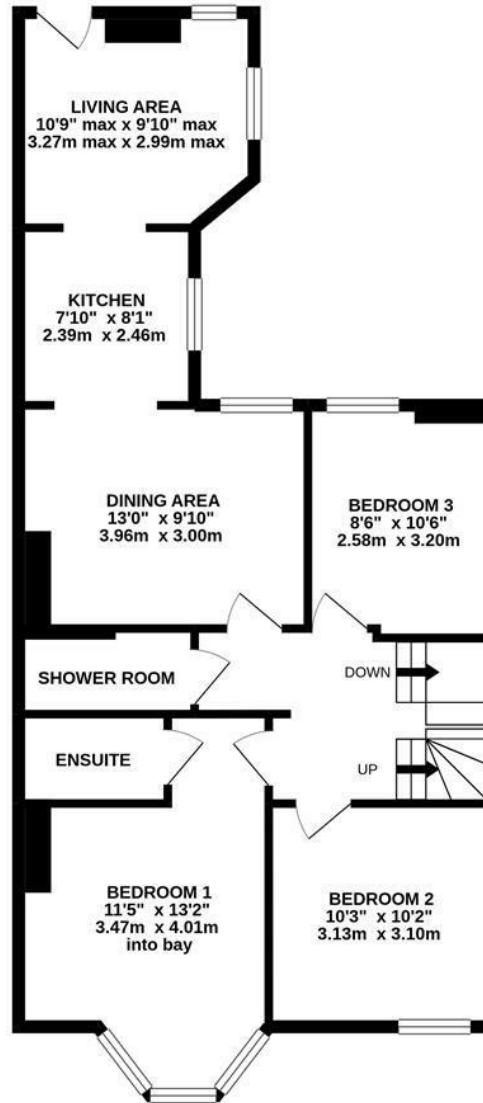
This seven bedroom upper floor maisonette is positioned on the Shortridge Terrace, Jesmond. Perfectly placed for the buy to let market and within walking distance to Osborne Road and Jesmond Metro Service. Currently let for student academic year and pre let for 2021/22, this property provides an investment opportunity not to be missed. The location of Shortridge Terrace is ideal for both student and professional tenants, being close to Newcastle city centre, countless bars cafe's and restaurants in Jesmond itself.

Recently refurbished throughout and boasting almost 1,300 Sq ft, the internal accommodation briefly comprises: Entrance hall with stairs to first floor; dining area open to kitchen with fitted units and spot lighting, open to living area with stairs to the yard and ground floor; three bedrooms, bedroom one with walk in bay and En-suite shower room; shower room with three piece suite. To the second floor, a further four bedrooms and shower room. Externally, a yard to the rear with wall boundaries.

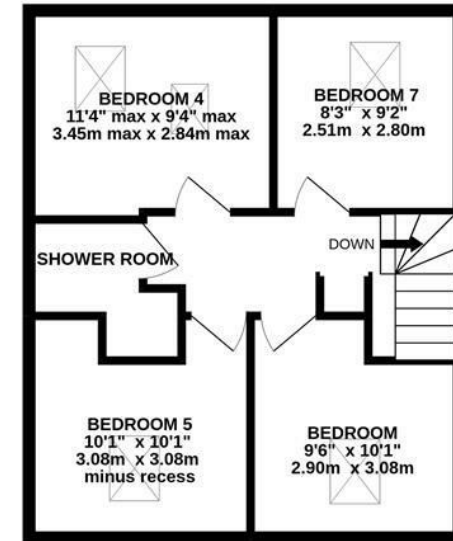
Upper Floor Maisonette | Seven Bedrooms | HMO | Let & Pre Let | Annual Income £41,859 2021/22 | Gross Yield 9.6% | 1,281Sq ft (119.0m<sup>2</sup>) | Dining Area | Kitchen | Living Area | Two Shower Rooms & En-Suite to Bedroom One | GCH & DG | EPC: D

1ST FLOOR  
779 sq.ft. (72.3 sq.m.) approx.

GROUND FLOOR  
31 sq.ft. (2.9 sq.m.) approx.



2ND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £435,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

