



## HMO in PE30

Gaywood Road, King's Lynn, Norfolk, PE30  
2PS

**£260,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ TWO GROUND FLOOR BEDROOMS
- ✓ THREE BEDROOMS ON FIRST
- ✓ BATHROOM ON FIRST FLOOR
- ✓ POPULAR LOCATION
- ✓ GROUND FLOOR SHOWER ROOM

## Description

For sale via secure sale online bidding - terms and conditions apply.

An excellent opportunity to acquire a well-performing licensed House in Multiple Occupation (HMO), currently generates a strong and consistent rental income, please contact the office for further details on these figures. The property comprises six bedrooms, currently configured to accommodate five licensed letting rooms in line with HMO regulations, with the sixth room slightly below the required size threshold. The property further benefits from a functional kitchen on the ground floor, a convenient downstairs shower room, and an additional bathroom located on the upper floor, providing practical facilities for tenants. The property is presently occupied by four tenants, three of who have expressed a desire to remain, providing immediate rental stability. One room is due to become available at the end of April, offering scope for a new tenancy and potential to optimize income. Situated in a popular and convenient location, this asset presents a compelling investment for both experienced landlords and those looking to expand their portfolio, benefiting from established occupancy, proven returns, and future growth potential. Early viewing is highly recommended to fully appreciate the investment potential on offer.

### FIVE / SIX BEDROOM HOUSE OF MULTIPLE OCCUPANCY

Kitchen - 5.56m x 3.07m (18'3 x 10'1 ) - Range of base, wall and drawer units with worktop over. Space for washing machine. Integrated oven with hob and extractor fan over. Tiled floor. Wall mounted boiler.

Shower Room - 2.72m x 1.32m (8'11 x 4'4 ) -

Bedroom One - 5.16m x 4.19m (16'11 x 13'09 ) - Licensed HMO Bedroom

Bedroom Two - 4.65m x 4.24m (15'03 x 13'11 ) - Licensed HMO Bedroom

Bedroom Three - 4.60m x 4.39m (15'01 x 14'05 ) - Licensed HMO Bedroom

Bedroom Four - 4.70m x 3.63m (15'5 x 11'11 ) - Licensed HMO Bedroom

Bedroom Five - 3.61m x 3.07m (11'10 x 10'1) - Licensed HMO Bedroom

Bedroom Six / Study - 2.72m x 2.44m (8'11 x 8'0 ) - Not licensed as a HMO Bedroom currently due to size - This could be reassessed with modifications.

Bathroom - 1.83m x 1.80m (6'0 x 5'11) -

Important Information - MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

Price: Starting Bid £260,000

Property Type: HMO

Business Type: Other/Unspecified

Parking: Allocated

## **Location**

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## **Accommodation**

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## **Tenure**

NK154073 - Freehold.

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## **EPC**

Rating C. Full report available upon request.

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## **Council Tax**

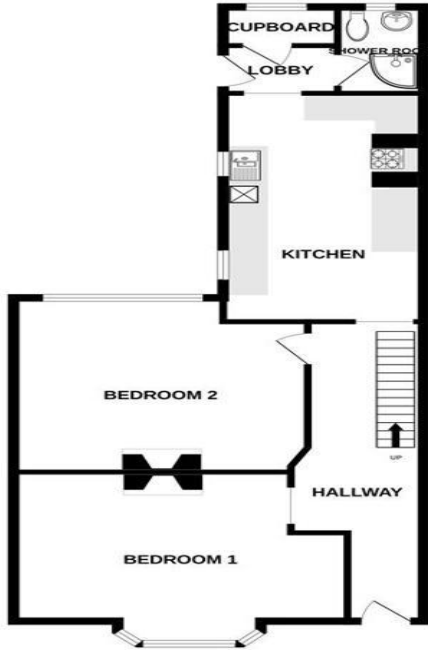
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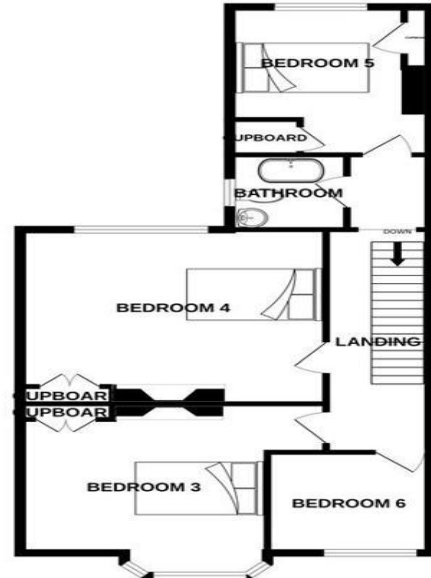
## **Additional Information**

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.

GROUND FLOOR



1ST FLOOR



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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Gaywood Road, King's Lynn, Norfolk, PE30 2PS

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,  
TBC<http://www.norfolkpropertyauctions.com>**

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