



****INVESTMENT HMO** STURDEE GARDENS, JESMOND, NE2**

Offers Over £500,000

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****ATTENTION PROPERTY INVESTORS** SIX BEDROOM HMO - PRIME JESMOND LOCATION**

An excellent chance to acquire a well-presented and fully compliant HMO situated in one of Jesmond's most desirable residential areas. Sold as a turnkey investment, this property is set up for young professional tenants. It is currently operating at 100% occupancy, producing an annual rental income of £45,794 – delivering an attractive gross yield of circa 9.5%.

Please note: as the property is let long-term, it may not be suitable for residential buyers at this time.

For further details or to arrange a discussion, contact us today.

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The main house comprises of six bedrooms, four of which have en-suite bathrooms, along with a modern shared kitchen and living space and an additional main bathroom. Externally, the property offers a front driveway and a generous rear garden.

Positioned in the ever-popular suburb of Jesmond, this home sits at the heart of one of Newcastle's most prestigious and vibrant neighbourhoods. With its leafy avenues, thriving café culture, boutique shopping, and a fantastic selection of independent restaurants and amenities along Osborne Road and Acorn Road, Jesmond continues to be one of the region's most desirable places to live.

Outstanding transport links are within easy reach, with West Jesmond Metro providing fast and convenient access to Newcastle city centre and local universities. Highly regarded schools are close by, and the picturesque Jesmond Dene — offering woodland walks, open green space, and outdoor recreation.

The property is currently rented to 6 professional house sharers and is achieving £45,794 Per Annum with bills included. Due to the house being sold with tenants in place please note that it may not be suitable for residential buyers at this time.



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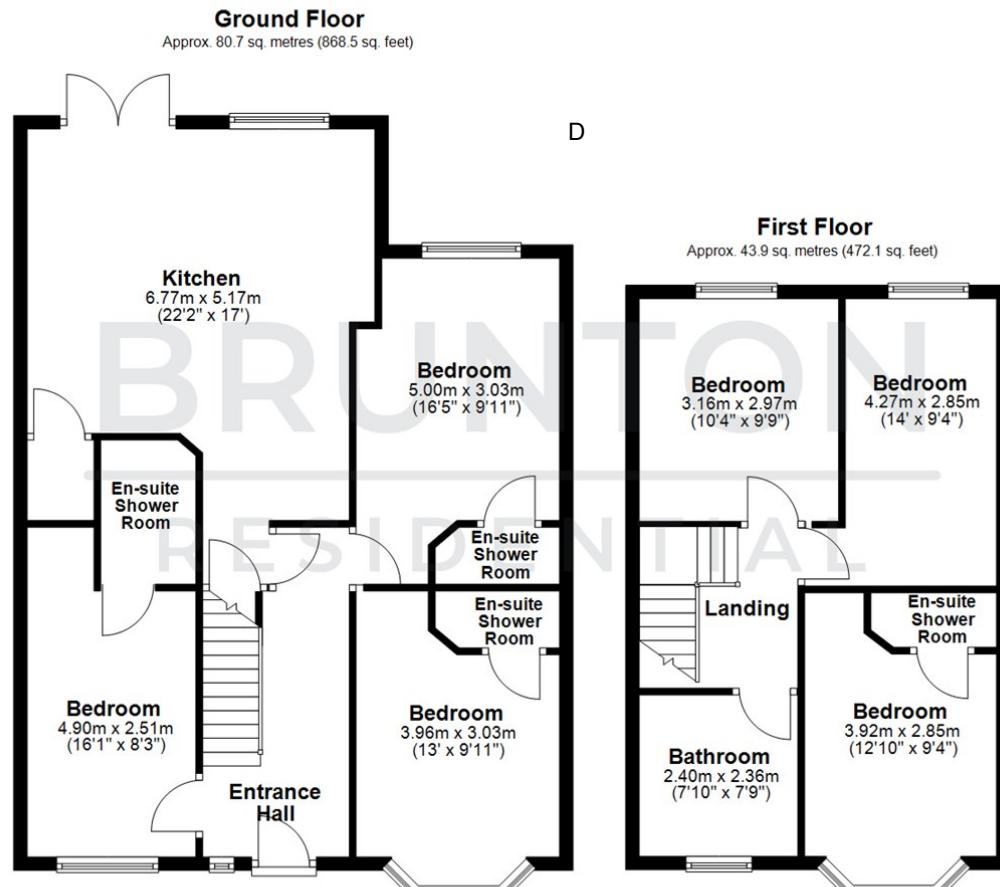
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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