

FOR SALE



Croyland Drive, Abbeyfields
Asking Price Of £475,000

MARTIN&CO

40 Croyland Drive

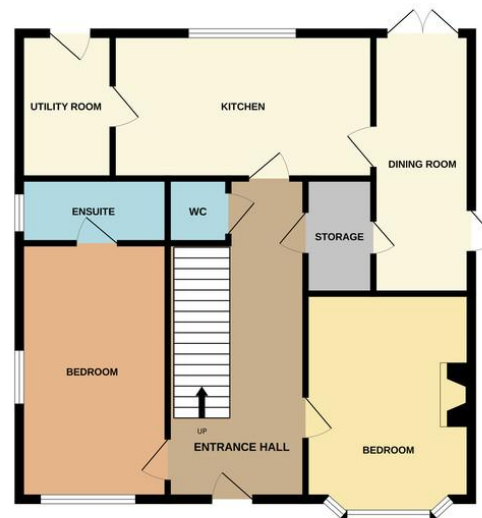
- Five-Bedroom Detached Home
- HMO with Tenants in-Situ
- Planning Permission Three-Metre Extension
- Garage Conversion for Sixth Bedroom Started
- Corner Plot

A rare opportunity to acquire a spacious 5-bedroom detached HMO on a generous corner plot, currently let to 4 professional tenants and generating immediate rental income. The property features a partially converted garage, ready to be completed as a 6th en-suite bedroom, offering excellent potential to increase yield.

Planning permission has been granted for a 3-metre rear extension, providing scope to expand communal areas or enhance the layout further. Positioned on a large plot with ample off-street parking, this property is located in a high-demand rental area with strong long-term prospects.

While structurally sound and income-producing, the property would benefit from redecoration and finishing works — an ideal project for an investor willing to add value through refurbishment. With rental uplift potential across all rooms once improvements are made, this is a high-yield investment opportunity for any serious HMO landlord or portfolio builder.

GROUND FLOOR



1ST FLOOR



NOT TO SCALE

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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