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3 Overbury Street, Edge Hill, Liverpool L7 3HJ

GUIDE PRICE **£225,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three story terraced property converted to provide a five bed student HMO investment opportunity. The property is currently fully let until July 2024 producing £22,325 per annum and benefits from double glazing, central heating and two bathrooms. There is potential scope to create an additional bedroom on the first floor by splitting the largest room, subject to any necessary planning or building approvals.

### Situated

Fronting Overbury Street just off Harbord Street within walking distance to local amenities, Liverpool city centre and Liverpool universities.

### Ground Floor

Vestibule, Hallway, Communal Lounge, Kitchen/Breakfast room, WC.

### EPC Rating

D

### Council Tax Band

A

### First Floor

Two Bedrooms, Shower/WC.

### Second Floor

Three Bedrooms.

### Outside

Yard to rear.

