

WHIPCORD LANE, CHESTER

£275,000

- FIVE BEDROOM HMO
- CONVENIENT LOCATION
- ANNUAL RENTAL INCOME OF £36,140
- NEW HMO LICENCE
- ON STREET PARKING
- FULLY FURNISHED

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WHIPCORD LANE, CHESTER

5
BED

2
BATH

1
RECEPTION

An exceptional opportunity to acquire a high-yielding student rental in the heart of Chester. 15 Whipcord Lane is a fully licensed 5-bedroom HMO (House in Multiple Occupation), ideally situated within walking distance of both the University of Chester's main campus and the city centre. The property boasts views over the canal and benefits from convenient on-street parking.

The new HMO licence ensures the property complies with all current safety and housing regulations. With a proven track record of strong rental demand, minimal void periods, and a solid rental history, The property provides a secure and attractive annual income of £36,140. It's fully furnished and ready to continue generating strong returns from day one.

Internally, the property offers five spacious, well-presented bedrooms, each fully furnished to meet the needs of student tenants. Two modern bathrooms, along with a separate shower room and additional WC, ensure practicality and comfort for multiple occupants. A bright and welcoming communal living room serves as a shared space to relax, study, or socialise.

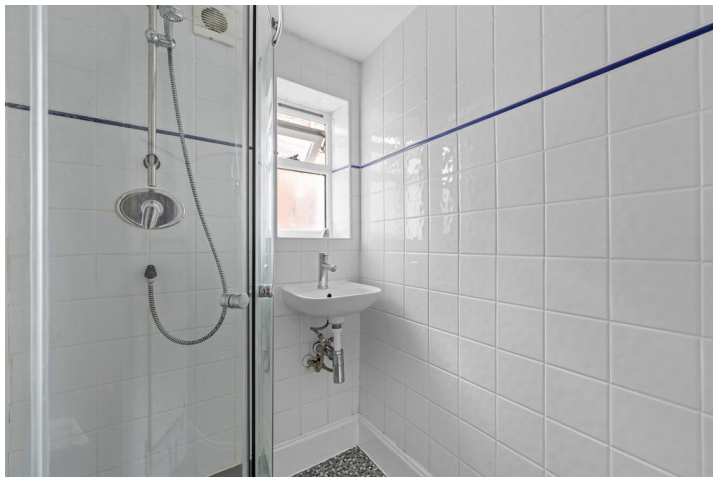
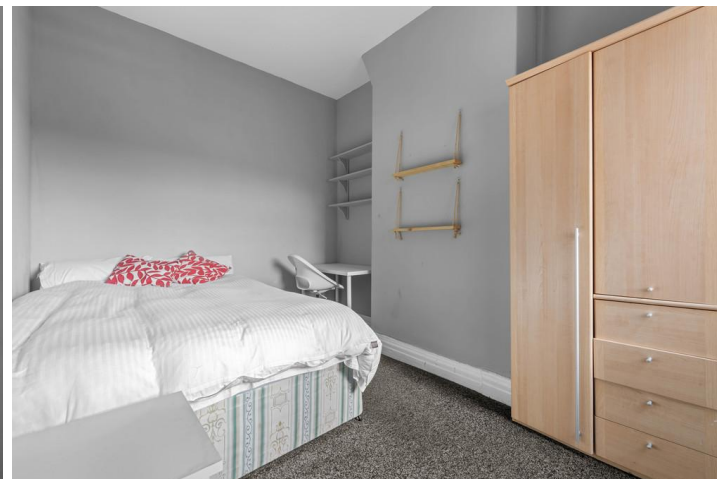
The ground floor opens to a hallway leading to a generous front-facing bedroom with large bay

windows that flood the room with natural light. Further along, you'll find the communal lounge, a fully equipped kitchen, and a downstairs WC. At the rear, there's a utility room for laundry and a low-maintenance yard offering some private outdoor space.

The first floor comprises two further well-sized bedrooms, a bathroom with bath, shower, toilet, and sink, plus an additional shower room with its own sink. The top floor houses the remaining two bedrooms, both equally spacious and bright.

Located on popular Whipcord Lane, the property benefits from excellent access to local amenities, including shops, cafes, and bars, as well as reliable transport links-making it a highly sought-after address for student tenants.





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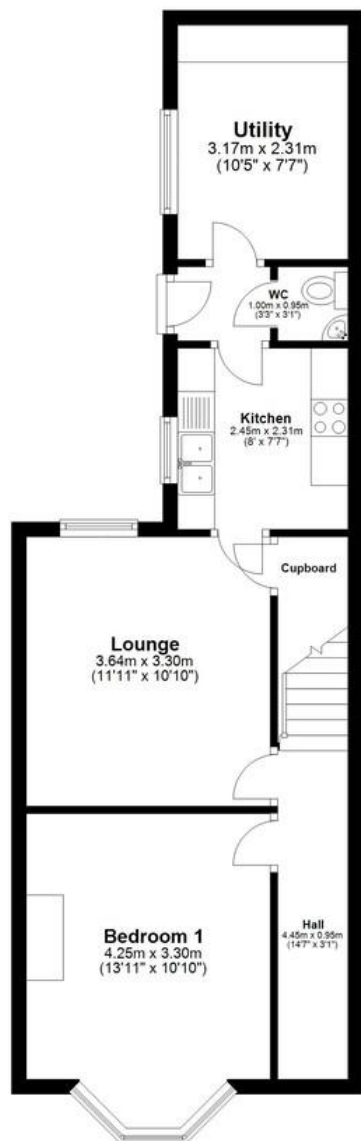
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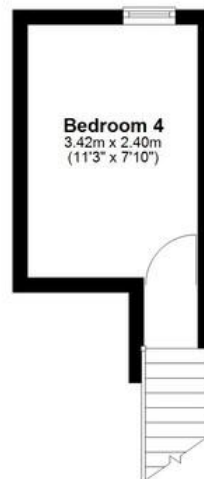
Ground Floor



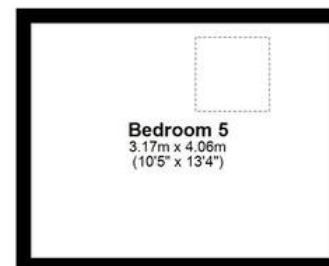
First Floor



Second Floor



Third Floor



TOTAL FLOOR AREA 1,195 sq ft / 111 sq m

COUNCIL TAX
Band B

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.