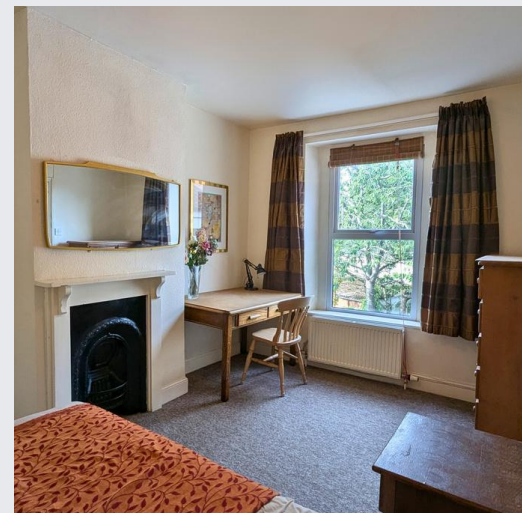


LIANE HANKS RESIDENTIAL LTD

HUNGERFORD ROAD

£405,000



ABOUT HUNGERFORD ROAD

Attractive Three-Bedroom Student Investment Property – Lower Weston, Bath. We are delighted to present this well-maintained three-bedroom student investment home, lovingly cared for by the current owner over many years. Located in the popular Lower Weston area, the property benefits from excellent access to local bus routes serving both the University of Bath and Bath Spa University, making it an ideal choice for student tenants. Nearby amenities include local shops, adding to the property's appeal and convenience. Currently let until July 2026, the property generates a gross annual income of £23,760, offering investors an immediate and reliable income stream. This charming, terraced home presents a fantastic opportunity for those seeking a ready-made investment in a sought-after student rental location.

Council Tax: B EPC Rating: C Tenure: Freehold/Leasehold

PROPERTY SPECIFICATION



1 Reception



3 bedrooms



1 Bathroom



Garden



Permit parking

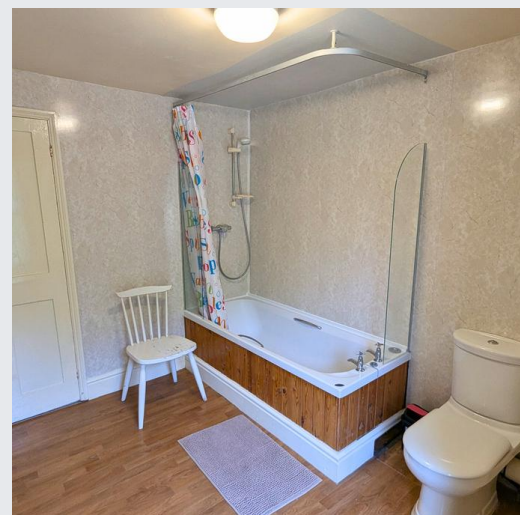
CONTACT US

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28 Moorland Road

Bath, BA2 3PW

www.lianehanksresidential.co.uk



GROUND FLOOR

Wooden panelled front door.

ENTRANCE HALLWAY:

Corniced ceilings. Meters. Matwell. Stairs to first floor. Doors to bedroom one and lounge.

BEDROOM ONE: 3.42m max x 3.36m

UPVC double glazed windows to front. Feature fireplace in inset tiles (not working fireplace). Radiator.

LOUNGE: 3.81m x 4.35m max

Built in alcove cupboards. UPVC double glazed window to rear. Radiator.

KITCHEN: 3.06m x 2.37m

Wooden part glazed door to garden. Range of wall and base units. Stainless steel single drainer sink unit. Inset gas hob. Built in single oven. Space for washing machine. Space for fridge freezer. Radiator.

BATHROOM: 3.06m x 2.37m

UPVC obscured double glazed window to rear. Low level wc. Bath with shower over. Pedestal wash hand basin. Radiator. Valliant boiler in housed cupboard.

FIRST FLOOR

BEDROOM TWO: 3.45m x 4.35m

UPVC double glazed window to rear. Feature fireplace (not working). Built in cupboard. Radiator.

LANDING

Two built in cupboards. Cloakroom with Sani flow toilet and sink.

BEDROOM THREE: 3.87m x 2.89m

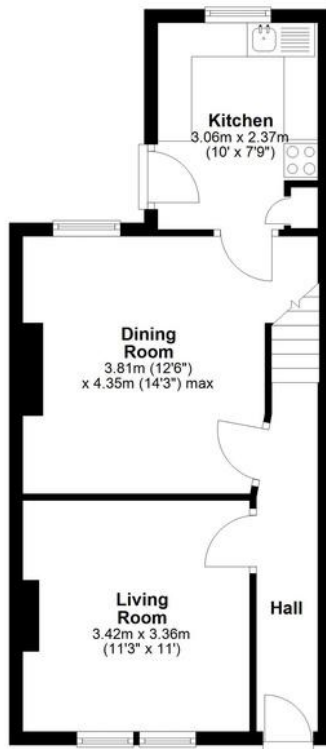
UPVC double glazed windows to front. Radiator.

REAR GARDEN

Mainly laid to lawn.

Ground Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



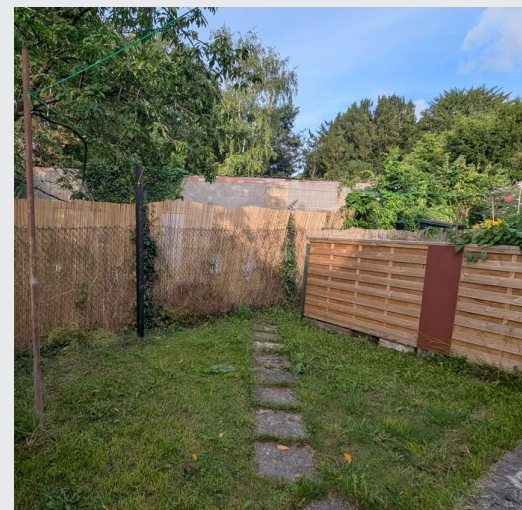
First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 81.4 sq. metres (875.8 sq. feet)

While every attempt has been made to ensure accuracy of the floor plan, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



DISCLAIMER

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your solicitor or with us in respect of anything above you feel crucial before you proceed with the purchase of this property.

HIGHLIGHTS



Approx. 875.8 sq ft / 81.4 sq m



Bath Spa train station – 1.6 miles
Oldfield Park train station – 0.8 miles



Bath city centre – 1.0 miles
Oldfield Park – 0.9 miles



Bath Spa University – 3.0 miles
University of Bath – 2.9 miles