



16 Gressingham Drive
Lancaster, LA1 4RF

House - Semi-Detached

Price Guide

£345,000

16 Gressingham Drive Lancaster, LA1

House - Semi-Detached



Overview

- NO CHAIN
- INCOME PRODUCING STUDENT PROPERTY
- TWO BATHROOMS
- WELL PRESENTED
- EXCELLENT LOCAL BUS ROUTES
- LICENSED HMO
- FIVE BEDROOMS
- GARDENS
- FULL PROOF INVESTMENT
- GOOD LOCAL AMENITIES

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Entrance Hallway

Vinyl flooring, stairs to first floor, under stairs storage housing electric meter, radiator, double glazed door to garden, walk in storage cupboard.

Lounge

Double glazed window to the front, Vinyl flooring, radiator.

Kitchen/Diner

Double glazed window to the rear, Vinyl flooring, radiator, range of matching wall and base units, composite sink, breakfast bar, four plate electric hob, extraction hood, electric oven, integrated fridge freezer, plumbing for dishwasher

Utility Room

Double glazed window, Vinyl flooring, radiator, combi boiler, work surface, washing machine, fridge, freezer.

Shower Room

Double glazed frosted window to the rear, double glazed frosted window to the side, fully tiled, step in shower cubicle, thermostatic shower, wash hand basin, W/C

Bedroom One

Double glazed bay window to front, fireplace, carpeted floor, radiator.

First Floor Landing

Double glazed window to front, carpeted floor, access to loft, built in cupboard.

Bedroom two

Two double glazed windows to the front, carpeted floor, radiator, desk, built in wardrobes

Bedroom Three

Double glazed window to the front, carpeted floor, radiator, built in wardrobe/cupboard.

Bedroom four

Double glazed window to rear, laminate flooring, radiator, built in wardrobe, desk.

Bedroom Five

Double glazed window to the rear, carpeted floor, radiator, built in wardrobes, desk.

Bathroom

Double glazed frosted window to the rear, vinyl flooring, fully tiled, radiator, paneled bath with shower attachment, wash hand basin, W/C

Investment Information

2 X Rooms £110.00 per week
1 X Room £125.00 per week
1 X Room £120.00 per week
1 X Room £135.00 per week
Bills included.

The property is currently let to 5 students with a gross annual income of £30,600
51 weeks per annum
Not let for the next academic year at this present time.

Has an HMO license.

Been a student property for the last 2 years.
£350 allowance for gas and electricity per month
£55 is for broadband
£60 is the water

Useful Information

Tenure Freehold
Council Tax Band (B) £1678.14

Outside

Four bed semi detached property with a large lawn area to the front, raised flowerbeds and gate to access the rear. Fully enclosed rear tiered laid to lawn garden, raised flowerbeds and various plants, trees and shrubs. Decked patio area, storage shed and water tap. Gate to access the front.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
B	C2	D	C

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.