

## 20 Gregson Road, Lancaster, LA1 3DH



**£175,000**



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

\*\*\*INCOME PRODUCING INVESTMENT PROPERTY\*\*\*  
\*\*\*STUDENT HOUSE\*\*\*  
\*\*\*POPULAR AREA\*\*\* WELL PRESENTED \*\*\*GREAT INVESTMENT \*\*\* EXCELLENT LOCAL AMENITIES \*\*\*\*

Excellent investment opportunity located in the heart of South Lancaster.

The property is also let to three students for this academic year 2024/2025 with an annual gross income of £17,424 (£121 per person per week including bills) based on a 48-week contract.

The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

\*This property does not require an HMO license at this time.

A current landlord's gas safety certificates are in place along with EICR (electrical installation condition reports).

This property has a great letting history and would make a great addition to your portfolio or a first buy-to-let.

This highly sought-after area allows easy access into Lancaster city centre which offers an excellent choice of amenities, shopping, pubs, restaurants and much more.

The city has very good transport links via road and rail making this an easy commute for professionals working at renowned hospitals and universities.

No onward chain!

### Entrance Hallway

Stairs to the first floor.

### Bedroom One

Double glazed window to the front, carpeted floor, radiator.

### Lounge/Diner

Double glazed window to the rear, radiator, carpeted floor.

### Kitchen

Double glazed window to the side, range of matching wall and base units, free-standing electric cooker, stainless steel sink, washing machine and dryer, Worcester Combi boiler, vinyl floor, radiator.

### Utility Area

Space for fridge/freezer, door to the yard.

### Bathroom

Double-glazed frosted window to the side, bathtub, shower cubicle with thermostatic shower, wash hand basin, vinyl floor, radiator, W.C.

### First Floor Landing

Access to the loft.

### Bedroom Two

Double-glazed window to front, carpeted floor, radiator.

### Bedroom Three

Double-glazed window to rear, carpeted floor, radiator.

### Bedroom Four

Double-glazed window to rear, carpeted floor, radiator.

### Outside

Rear yard and gate to access road.

### Investment & Useful Information

The property is currently let to three students for this 2024/2025 academic year with an annual gross income of £17,424 (£121 per person

per week including bills) based on a 48-week contract.

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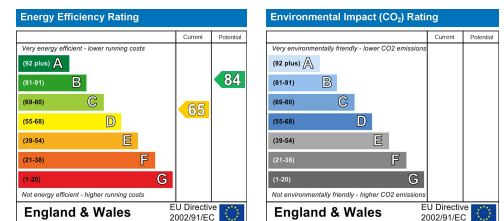
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There is also a fourth bedroom available for letting on the first floor.

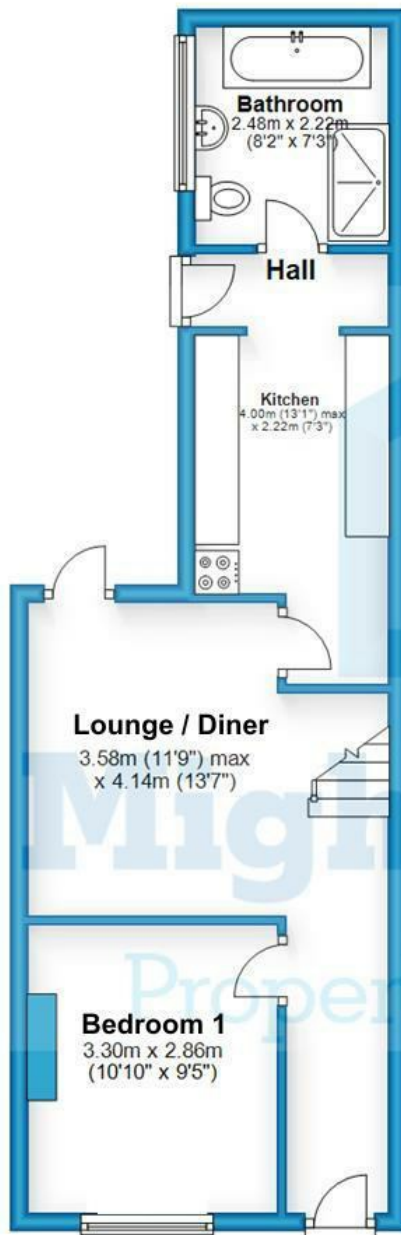
Tenure Freehold

Council Tax Band (A) £1505.37



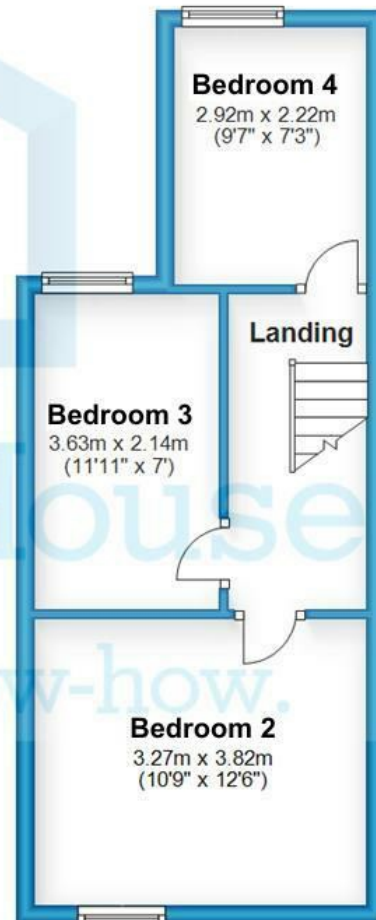
**Ground Floor**

Approx. 43.5 sq. metres (468.0 sq. feet)



**First Floor**

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 76.9 sq. metres (828.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect to consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

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