

95 Bowerham Road
Lancaster, LA1 4HJ

House - Mid Terrace

Price Guide

£225,000

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Overview

- NO CHAIN
- INCOME PRODUCING STUDENT HMO
- EXCELLENT LETTING HISTORY
- POPULAR SOUTH LANCASTER AREA OF BOWERHAM
- EXCELLENT LOCAL AMENITIES
- FOUR BEDROOMS
- LET FOR THIS 2023/2024 ACADEMIC YEAR
- FUTURE PROOF INVESTMENT
- GOOD BUS ROUTES
- WITHIN WALKING DISTANCE TO THE CITY CENTRE

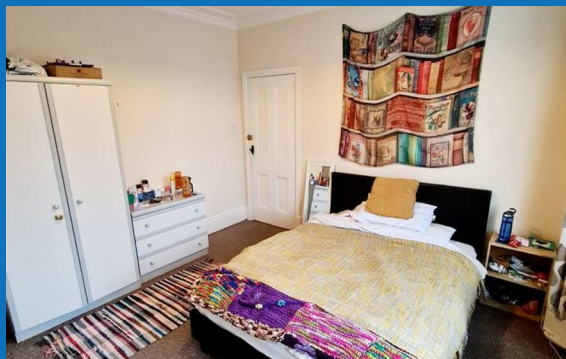
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Entrance Vestibule

Door to hallway

Hallway

Stairs to the first floor, carpeted floor, radiator.

Bedroom One

Double-glazed bay window to the front, carpeted floor, radiator, wardrobe and desk.

Lounge

Double glazed window to rear, carpeted floor, radiator.

Kitchen/Diner

Double-glazed windows, a range of matching wall and base units, fireplace, stainless steel sink, four plates electric hob and oven, extractor hood, integrated fridge, vinyl floor, radiator, table and chairs and understairs storage space.

Utility Room 1

Door to yard, double glazed windows to side and rear, dryer, fridge/freezer, Worcester combi boiler, vinyl floor.

Utility Room 2

washing machine and freezer.

Cloakroom

Consumer unit, vinyl floor, W.C.

First Floor Landing

Walk-in storage cupboard and access to the loft.

Bedroom Two

Double-glazed bay window to front, built-in wardrobes, carpeted floor, radiator.

Bedroom Three

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

Bathroom

Double glazed frosted window

Bedroom Four

Yard

Spacious rear yard, raised flower beds, patio area, storage area and gate to access road.

Investment Information

The property is let for this academic year 2023/2024 £113 X 3 PPW (per person per week) £108 x 1 which will bring in an annual gross income of £21,456 Bills included.

The property is not presently let for the next academic year 2024/2025

With an excellent track record of letting history, this really is a future-proof investment, that will continue to let well for years to come.

The property has 5 bedrooms with 1 bathroom and 2 W.C

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.

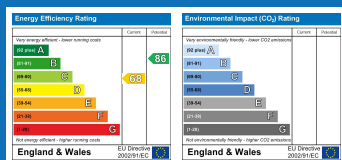
This property does not require an HMO license at this time

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

Useful Information

Tenure Freehold
Council Tax Band (B) £1756.26

This property has the possibility of being sold as part of a portfolio with three other properties which offer some unique advantages for potential buyers. This portfolio will appeal to investors looking to diversify their holdings and spread risk across multiple assets. It also provides an opportunity for buyers to acquire a ready-made investment portfolio with the potential for rental income or future appreciation.



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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.