MIGHTYHOUSE ESTATES









95 Bowerham Road Lancaster, LA1 4HJ

House - Mid Terrace

Offers Over **£215**,000

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- NO CHAIN
- INCOME PRODUCNG STUDENT HMO
- EXCELLENT LETTING HISTORY
- POPULAR SOUTH LANCASTER AREA OF **BOWERHAM**
- EXCELLENT LOCAL AMENITIES
- FOUR BEDROOMS
- LET FOR THIS 2024/2025 ACADEMIC YEAR
- FUTURE PROOF INVESTMENT
- GOOD BUS ROUTES
- · WITHIN WALKING DISTANCE TO THE CITY

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will

Email: sales@mightyhouse.co.uk





Door to hallway

Stairs to the first floor, carpeted floor, radiator.

Bedroom One

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

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.

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

Utility Room 2

washing machine and freezer.

Consumer unit, vinyl floor, W.C.

First Floor Landing

Walk-in storage cupboard and access to the loft.

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

Double gazed window to the rear, carpeted floor, radiator

Doubl eglazed frosted window

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

stment Information

The property is let for this academic year 2024/2025 £113 X 3 PPW (per person per week) with an annual gross income of £16,272 bills included.

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 4 bedrooms with 1 bathroom and 2 WC.

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).

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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