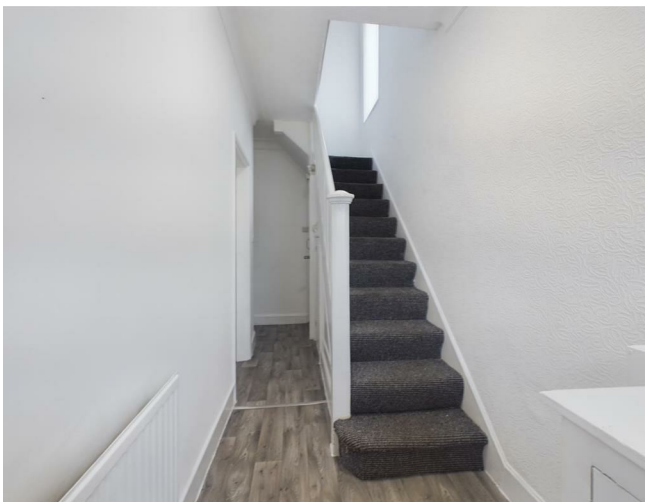


1 Raglan Road, Heysham, Morecambe, LA3 1EF



£190,000

*****INCOME PRODUCING
RESIDENTIAL PROPERTY*** **4
LETTINGS BEDROOMS *** 1
BATH*** 3 EN-SUITE SHOWER
ROOMS *** ALL HAVE
KITCHENETTES ***EXCELLENT
LETTING HISTORY *** HEYSHAM
AREA *****

Character income-producing property situated with all of the amenities Heysham has to offer including gyms, pubs, shops, eateries, and health services.

The rooms are all currently let for a 6-month fixed term, which then moves to a 1-month rolling contract.

Room 1- £435 per month
Room 2- £400 Per month
Room 3- £425 Per month
Room 4- £425 Per month
This gives a gross 6-month income of £10,110 and a yearly income of £20,220

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).

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

Entrance Hallway



Laminate floor, radiator, stairs to the first floor, cupboard housing combi boiler and cupboard housing meters.

Lounge/Diner



Double-glazed window to the rear, fireplace, vinyl floor, radiator, door to the kitchen.

Bedroom One



Double-glazed bay window to the front, kitchenette with sink, microwave and fridge, laminate floor, radiator, door to the en-suite.

Kitchen



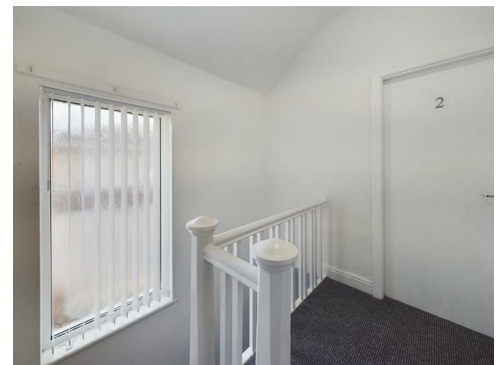
Double-glazed window to the side, range of matching wall and base units, four plate electric hob and oven, extractor hood, stainless steel sink, fridge/freezer, vinyl floor, door to the yard.

En-Suite Shower Room



Shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, extractor fan, vinyl floor, W.C.

First Floor Landing



Double-glazed window to the side, carpeted floor.

Bedroom Two



Double-glazed window to the front, kitchenette with sink, microwave and fridge, laminate floor, radiator. This room has its own bathroom.

Bathroom



Double-glazed frosted window to the rear, bath with Triton electric shower, vanity unit with inset wash hand basin, extractor fan, laminate floor, radiator, access to the loft.

Bedroom Three



Double-glazed window to the front,

kitchenette with sink, microwave and fridge, laminate floor, radiator, door to the en-suite.

En-Suite Shower Room



Shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, extractor fan, vinyl floor, W.C.

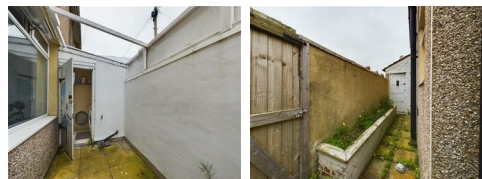
Bedroom Four

Double-glazed window to the rear, kitchenette with sink, microwave and fridge, laminate floor, radiator, door to the en-suite.

En-Suite Shower Room

Shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, extractor fan, vinyl floor, W.C.

Outside



Rear yard with an outhouse housing the washing machine, door to wrap around garden and gate to access road.

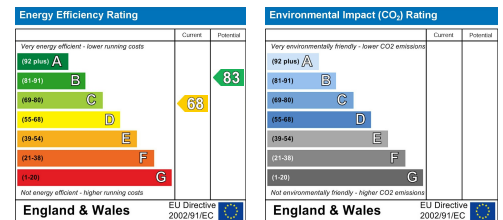
Investment Information

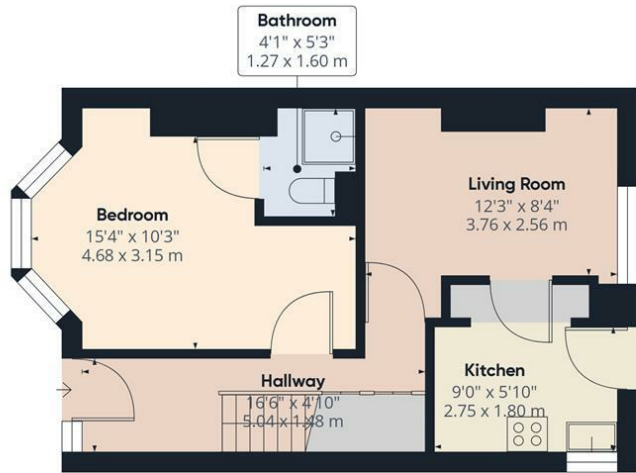
Tenure Freehold
Council Tax Band (A) £1505.37
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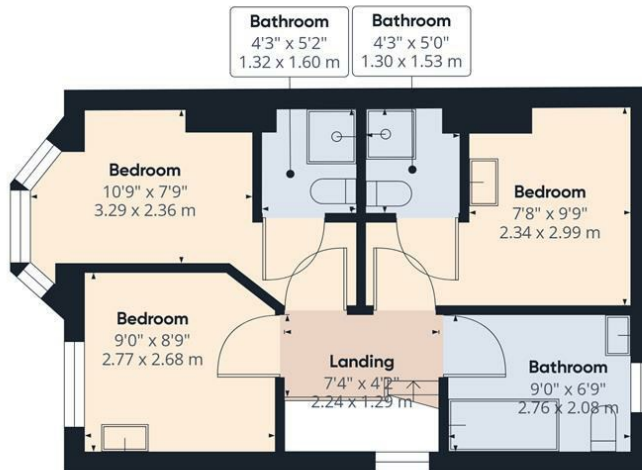
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

814.72 ft²
75.69 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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