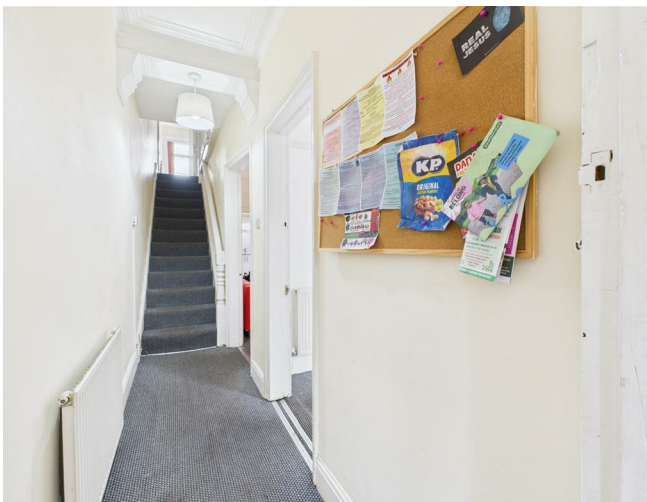


58 Coulston Road, Lancaster, LA1 3AE



£225,000

Superb opportunity to purchase an income-producing investment property set in the popular area of Bowerham and close to the heart of Lancaster city centre.

Four bedrooms and two bathrooms and an excellent letting history, this is a great investment for the future.

The property rests within walking distance of all of the amenities Lancaster has to offer, including gyms, pubs, clubs, shops, eateries, health services and much more!

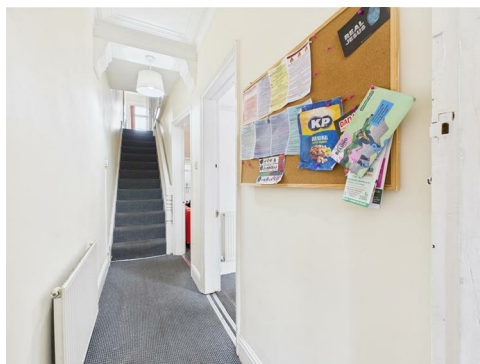
The property was let for the 2024/2025 academic year at 4 x £135 PPPW x 48 (per person per week), offering an annual gross income of £25,920.

Looking ahead, the property has been let for the 2025/2026 academic year at a full occupancy rate of 3 tenants at £95.00ppw (48 weeks), 1 tenant at £115.00 per week, offering a gross income of £19,200 per annum..

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).

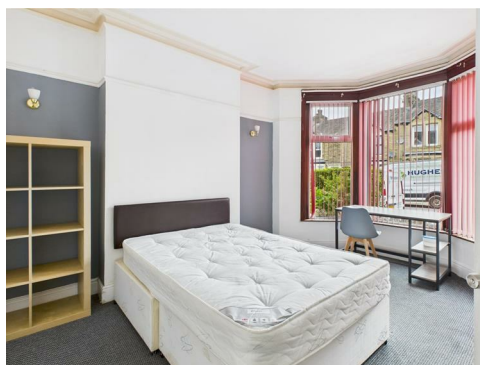
A current landlord's gas safety certificates are in place along with EICR (electrical installation condition reports).

Entrance Hallway



Stairs to the first floor, carpeted floor, radiator.

Bedroom One



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

Lounge/Diner



Double-glazed window to the rear, understairs storage cupboard, carpeted floor, radiator.

Kitchen



Double-glazed window to the rear, a range of matching wall and base units, composite sink, double-glazed door to the garden, Worcester combi boiler, fridge/freezer, four-ring gas hob and extractor hood, electric oven, washing machine, vinyl floor.

First Floor Landing

Door to access the stairs to the second floor.

Bedroom Two



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

Bedroom Three



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

Shower Room



Double-glazed window to the side, shower cubicle with Triton electric shower, wash hand basin, extractor fan, radiator, vinyl floor, W.C.

Bathroom



Double-glazed window to the rear, bath with shower attachment, wash hand basin, extractor fan, vinyl floor, radiator, W.C.

Second Floor

Bedroom Four



Double-glazed dormer window, carpeted floor, radiator, desk.

Outside



Brick storage shed housing the consumer unit, patio area and gate to access road.

Investment & Useful Information

Tenure Freehold

Council Tax Band (B) £1,873

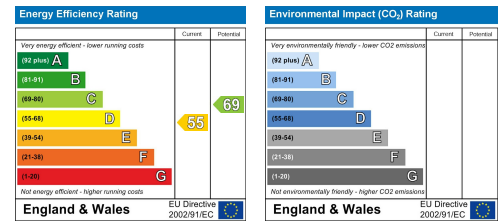
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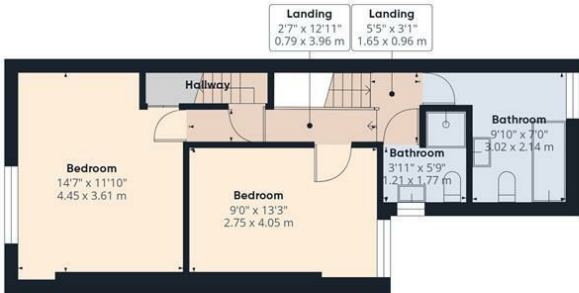
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certificates are in place, along with EICR (electrical installation condition reports).





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1217 ft²
112.9 m²

Reduced headroom

133 ft²
12.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360