

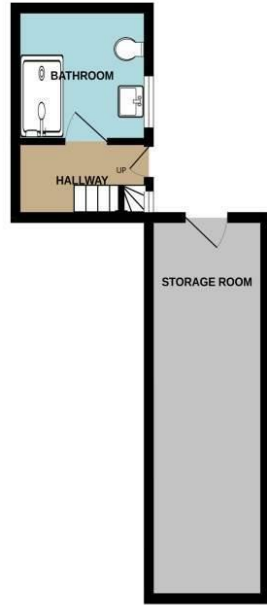


**Garth Road,
Bangor
4 Bed
House
Auction Guide
£140,000**



**VARCITY
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BASEMENT
237 sq.ft. (22.0 sq.m.) approx.



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- HMO Licensed Property
- Character Property Close to Bangor Pier
- 4 Bedrooms
- Student Occupants in situ until June 2025
- Income £24,544 PA
- 3 Storey Building
- Fitted Kitchen

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

TO BE SOLD AT AUCTION ON 17TH DECEMBER 2024.

A delightful four bedroom HMO property, with great character and a history of rental income. Current occupants are in situ with a 24/25 academic year contract secured for a gross rental income of £24,544 (approx £22,000 net).

Spread over three floors, the property comes with four bedrooms each furnished with a bed, study desk with chair and storage furniture, living room, kitchen/diner and bathroom with a shower, WC and sink basin. All furniture and fittings are to be included within the sale price. To the rear of the property is access to a lower ground floor utility/storage area with ample space and the potential to be converted into a communal games room, giving the property an extra standout feature.

Located only 200 metres from the 125 year old Bangor Pier, offering beautiful panoramic views of the Menai Strait and Anglesey.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

* The Guide Price given is an indication as to where the Reserve is currently set. The Reserve is the minimum price that the auctioneer is authorised by the vendor to sell the property for. It is subject to change throughout the marketing period. Where the Guide Price is a single figure, the current Reserve will not be

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