



**Sackville Road,
Bangor
7 Bed
House
£360,000**



**VARCITY
LIVING**
Sales | Lettings

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



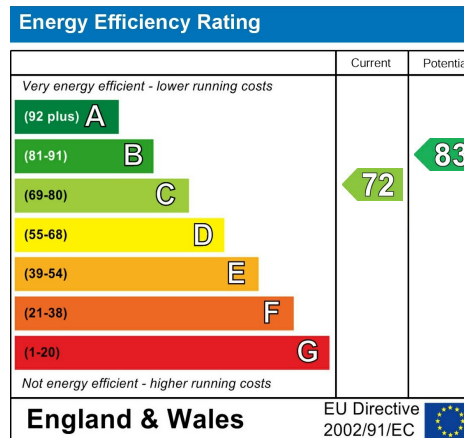
1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.5 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.
Made with Metropix ©2023

- Close Proximity to University Buildings
- Close Proximity to High Street
- Rear Ground Floor Extension
- Generous Living Spaces Throughout
- Occupants Secured Until July 2024
- EPC Rating C
- Multiple Bathrooms & WC's



Modern and contemporary 7 bedroom HMO with occupants in situ, providing an annual GROSS rent of circa £39,000 (scope to increase for future years). With a city centre location and increasing demand for HMO housing, this property offers great long term investment prospects.

Having undergone a full renovation in recent years, including new roof, bringing the property to an EPC rating of C, benefitting the utility overheads. All "woodchip" wallpaper has been removed with freshly skimmed walls, giving off a fresh feel, popular with potential renters. Multiple bathrooms, a large living room and separate kitchen/diner provide ample space for occupants to socialise and unwind, a key requirement for many groups. Suited to both working professionals and student occupants.

Currently utilised as a 7 bedroom HMO and history of having an 8 bedroom HMO licence, with the living room previously used as an additional bedroom.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk

