



**Gordon Terrace,
Bangor
7 Bed
House
£235,000**



**VARCITY
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TOTAL FLOOR AREA : 1539 sq.ft. (142.9 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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- Rear Ground Floor Extension
- HMO Licenced
- Generously Sized Rear Garden
- Loft Conversion
- Bathtub and Shower
- 3 Storey Building
- Victorian Era Property

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	

3 Gordon Terrace is a large, seven-bedroom HMO, with a track record of rental income. Providing a current combined gross income of £2,406.42 PCM.

Extended Victorian property, consisting of a three-storey layout with original coal storage basement. At the rear of the property is a ground floor extension, leading onto a large rear garden area. Ground floor composition: three bedrooms, kitchen/diner and utility/storage area. First floor composition: two bathrooms, bedroom and large communal living area. Second floor composition: three bedrooms.

Bangor pier is conveniently located a short walk away as well as a number of local amenities, such as cafes, bars, restaurants, supermarkets, swimming pool and Bangor's main high street.

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