



**College Road,
Bangor**

**8 Bed
House**

**Asking Price
£359,000**



**VARCITY
LIVING**

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TOTAL FLOOR AREA: 1656 sq.ft. (153.8 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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- Character 8 Bed HMO Property
- Income Potential £4194 PCM
- 8 Bedrooms & 2 Bathrooms
- 40 Metres From Main University Campus
- Communal Living Room
- Gas Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This impressive Victorian eight bedroom HMO, offers an investor great long term rental income at currently £4,194 per month. Having demonstrated high occupancy levels under the current ownership since 2004.

The property comprises of eight bedrooms, two bathrooms, large communal living area with bay window, rear kitchen and outhouse/utility to the rear. An established HMO, to be sold with occupants in situ and all existing furnishings and fittings. Benefiting from a private parking area to the rear of the property.

Located on the door step of Bangor university, with a consistent full time student enrolment in the region of 9,000 students each academic year. The area of upper Bangor has benefited from the emergence of many new business premises such as takeaways, independent stores and cafes. Attracted by the high student footfall.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

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

