

St. James' Drive,
Bangor
6 Bed
House
£325,000





GROUND FLOOR 775 sq.ft. (72.0 sq.m.) approx 1ST FLOOR 543 sq.ft. (50.5 sq.m.) approx.



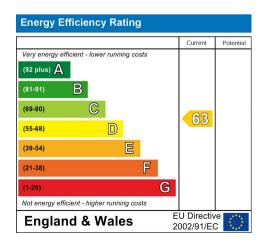


## 3 ST JAMES DRIVE

TOTAL FLOOR AREA: 1318 sq.ft. (122.4 sq.m.) approx.

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- · Private Parking & Garage
- £38,064 GROSS Rent Secured For 24/25 A/Y
- Open-plan Kitchen and Living
   6 Bedroom HMO Area
- · Multiple Bathrooms & WC's
- · Close Proximity to University **Buildings**



£38,064 GROSS rent secured for the 24/25 academic year, this spacious six bedroom HMO provides an assured income stream up to July 2025. With a proven record of letting to groups of six and with a buoyant student rental market, a buyer benefits from great long term investment prospects.

Beaming with character and displaying many original features, 3 St James Drive offers an originality which stands out to students. Situated in a highly desirable student area, with large double bedrooms, private parking, multiple bathrooms/WC's, garage and garden, this property ticks all the main boxes for student criteria. A new kitchen and new carpet has recently been installed.

Ground floor composition: entrance porch, two spacious double bedrooms, WC, open plan kitchen/diner and adjoining garage. First floor composition: four bright and airy bedrooms with high ceilings and two bathrooms, each with a shower, WC and sink.

## **CONTACT**

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