



**St. James' Drive,
Bangor
6 Bed
House
£312,000**



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GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



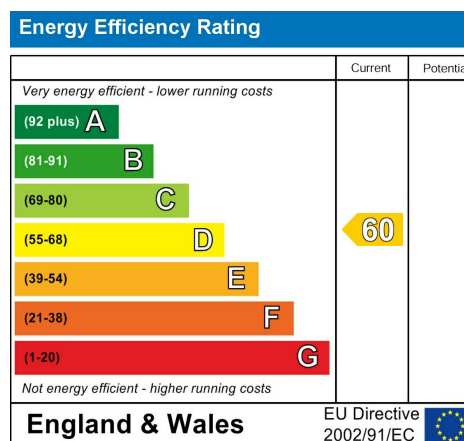
1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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- £38,000 GROSS Rental Income Secured For 24/25 Academic Year
- Spacious Rear Garden and Driveway
- Ample Living Space Throughout
- Two Showers and Three WC's
- Six Bedroom HMO
- Detached Garage
- All Double Bedrooms



Steeped in 1930's character, this six bedroom HMO investment property, offers both charm and also £38,000 rental income for the 24/25 academic year.

One of the most spacious six bedroom HMO's in the area, with six double bedrooms, fully furnished with a bed, study desk with chair and storage units, all included in the sale.

Ground floor composition: two double bedrooms, with spacious living room with bay window to the rear, with adjoining open kitchen area, utility room and separate WC. First floor: spacious landing area, with four double bedrooms, shower room and bathroom.

The property benefits from a detached garage space to the front of the property, along with ample private driveway parking. To the rear of the property is a very spacious garden area and patio, a major attraction for future renters.

Located in the upper Bangor region of the city, the university is only a five minute walk away, along with many local shops, offering essential amenities.

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