



Long Acres, Gilesgate, Durham, DH1 1JF

OIRO £295,000



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EPC rating: D

- 4 Bed Student Investment Property
- Returning £29,536 Per Annum
- 3 Doubles and One Single Bedroom

- Let for 25/26 Academic Year for £142.00PPW
- Spacious Floorplan
- Driveway & Garage

Description

Nicholas Humphreys are excited to offer this exceptional opportunity to acquire a 4 bedroom student investment property located in Gilesgate. The home is currently tenanted until the end of June 2026 for £142pppw achieving an impressive return of £29,536 per Anum (including bills).

This is a turnkey investment property presents an exciting opportunity for investors looking to either add to their portfolio or enter the Durham market. This home boasts generous floorplan comprising an entrance hallway, ground floor double bedroom, galley kitchen and living room. To the first floor lie two double bedrooms as well as a well-proportioned single bedroom and communal bathroom. The home is present with gas central heating and UPVC double glazing throughout.

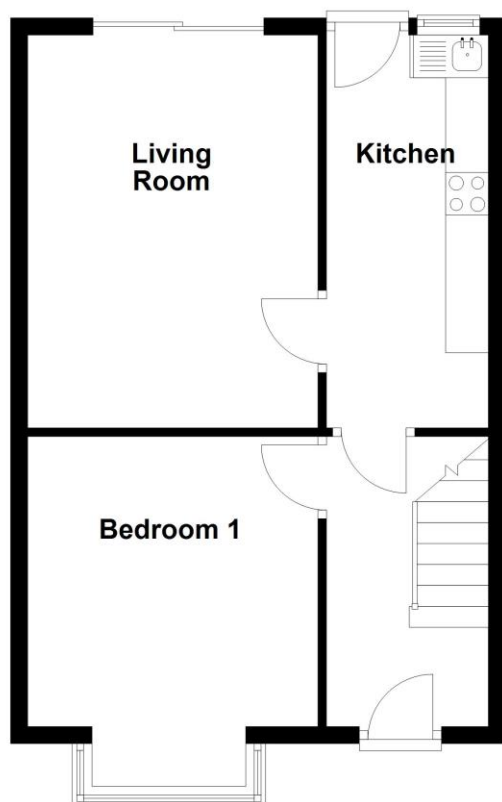
To the exterior lies a gated shared driveway, single storey garage, a walled front garden and a private fenced rear garden complete with a stone patio.

The home is located within the popular student location of Gilesgate, tucked away in the cul-de-sac of Long Acres. The property finds itself near an abundance of local amenities including shops, pubs / restaurants, leisure facilities and university campuses. This home is perfectly positioned with easy and convenient access routes into Durham City, which itself plays host to an abundance of shopping and recreational facilities. The property provides excellent options for commuting purposes with easy access to the A690 and A1M.

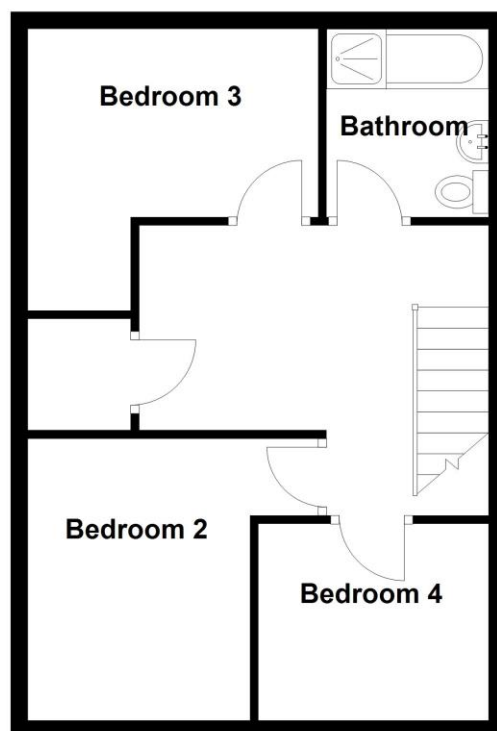
The property is to be sold with tenants is situ along with all current furniture, fixtures, fittings and appliances.

Floorplan

Ground Floor



First Floor



Total area: approx. 88.2 sq. metres (949.7 sq. feet)

27 Long Acres, Durham

Photographs



Map



Notes