



## Victoria Street, Preston

£105,000

Ben Rose Estate Agents are pleased to present to the market this ground floor four-bedroom Student HMO situated in a central area of Preston. The property is located just a short walk away from UCLan university as well Preston city centre, known for its superb local colleges, shops, and amenities. There are also fantastic travel links provided by nearby train stations and easy access to the M6 and M61 motorways.

The University of Central Lancashire is the international, multi-campus university tracing its roots back to 1828 and is made up of students from more than 100 countries around the world meaning that there will always be a constant need for local accommodation. THIS HMO IS FOR STUDENT ACCOMODATION ONLY. The property boasts four identical bedrooms, each with their own large desk, built in wardrobe and three piece ensuite. To the end off the hall is the kitchen diner / communal space with intergrade appliances. With its prime location and move in ready standard, this property would make an ideal investment opportunity for discerning investors.













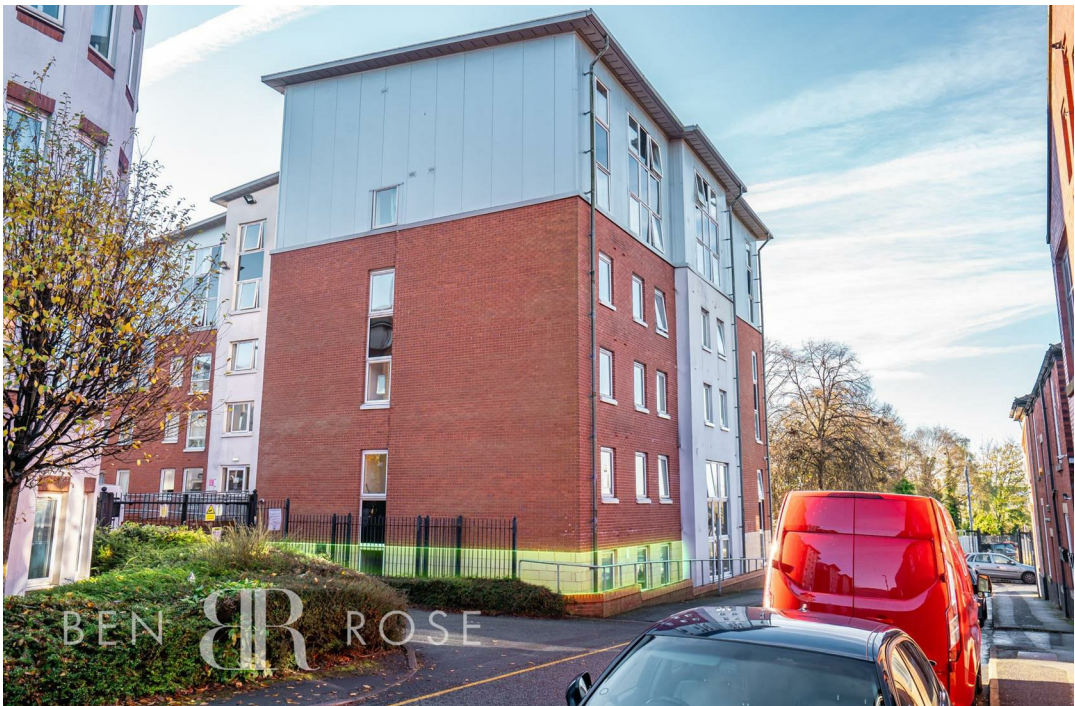






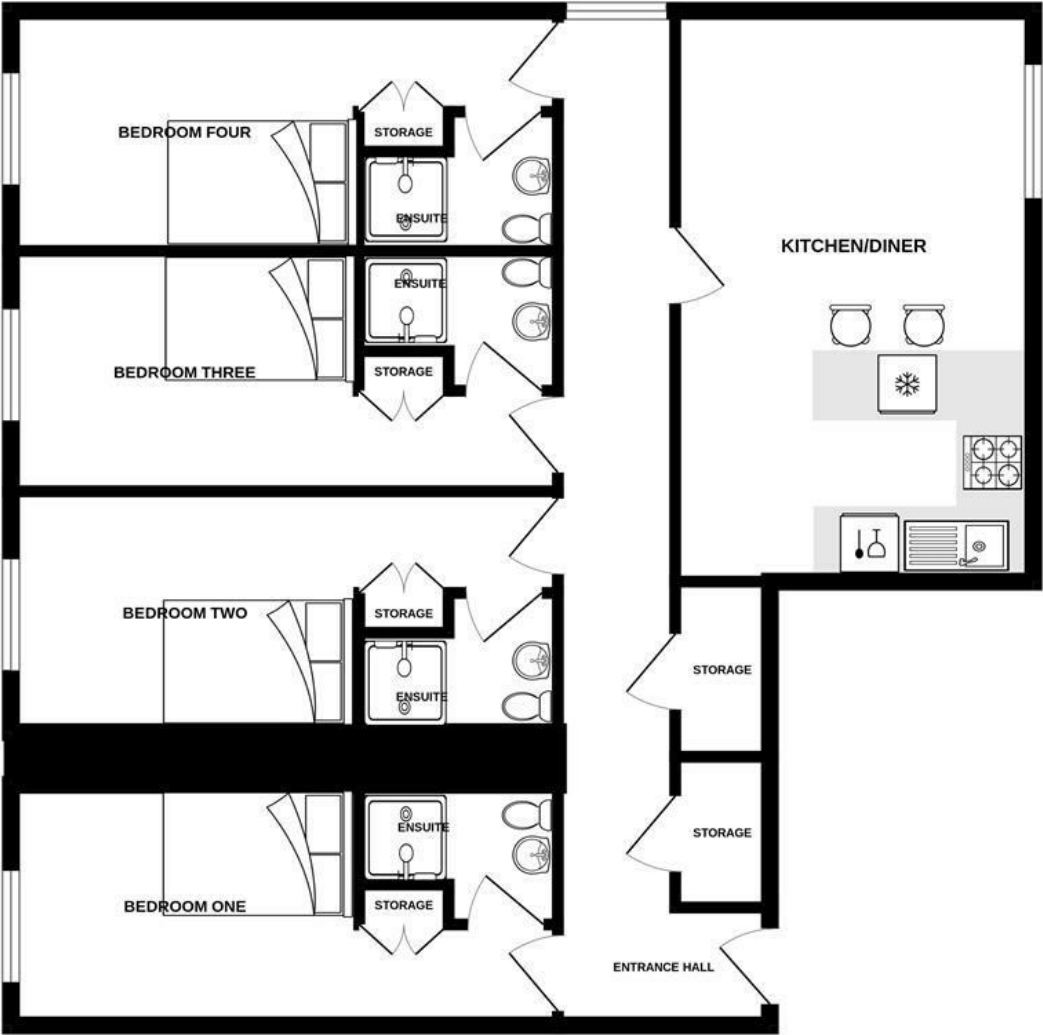









GROUND FLOOR  
969 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.1 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		