

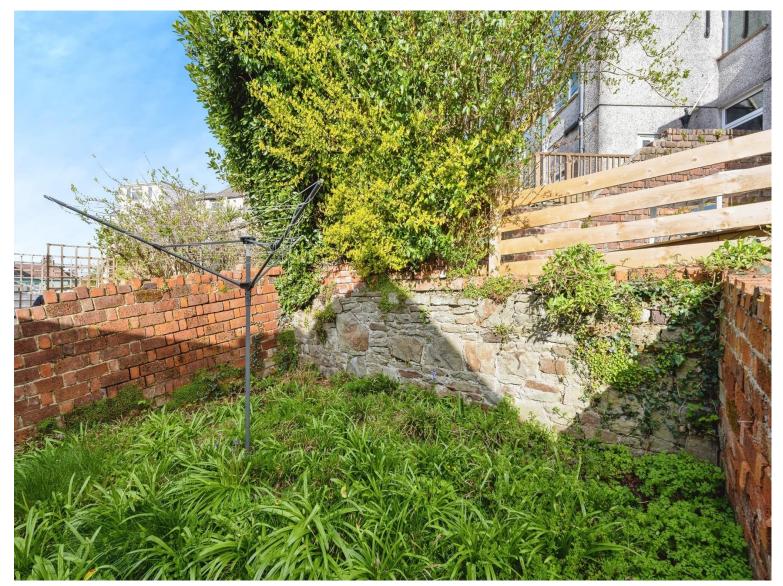
# Hazel Road guide price £165,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sought After Location
- Four Bedroom HMO
- Good Rental Income- PCM
- EPC Rating: C









# About the property

Presenting for sale, this well-maintained terraced house, currently configured as student accommodation, in a much sought-after location, ideally suited for investors. The property is in good condition, ready for immediate occupation or rental. The house is generously proportioned over two floors, comprising four comfortable bedrooms, one bathroom, a single reception room, and a well-equipped kitchen. Each room is thoughtfully laid out to maximise space and create a comfortable living environment. The bedrooms are spacious, offering ample room for study and rest, perfect for the student lifestyle. The bathroom is wellappointed, designed for ease and functionality. The reception room provides a great space for relaxation and socialising, adding a touch of homely comfort to the student accommodation. This property enjoys excellent public transport links, ensuring easy commutes to local universities, amenities, and the city centre. Its prime location makes it a highly desirable property for students and an attractive proposition for investors looking for a steady rental income. In summary, this is a fantastic investment opportunity, given its condition, size, and prime location.

# **Accommodation**

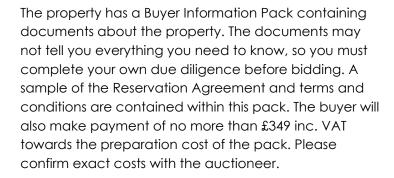
#### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.







The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





#### **Entrance Porch**

#### **Entrance Hall**

#### Lounge

13' 5" into bay window x 11' 9" ( 4.09m into bay window x 3.58m )

#### **Dining Room**

12' 1" x 9' 5" ( 3.68m x 2.87m )

Currently used as a 4th bedroom.

#### Kitchen / Breakfast Room

18' 5" x 9' 3" (5.61m x 2.82m)

#### **First Floor Landing**

#### **Bedroom One**

15' 5" into bay window x 14' 3" ( 4.70m into bay window x 4.34m )

#### **Bedroom Two**

### swansea@peteralan.co.uk

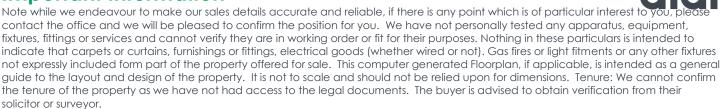


### **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## **Important Information**



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