

Discreetly Marketed



**Angus Street,
£325,000**

- Three Bedroom Mid Terrace House
- Holds a License for Four Bedroom HMO
- Fully Let £1710 PCM
- High Standard Throughout
- Potential of Achieving 8.5%
- Perfect Investment Location
- Surrounded by Essential Amenities
- Council Tax Band E
- EPC Rating: D

 3  2  1

About the property

Welcome to Angus Street, a wonderful opportunity to acquire this well presented current 3 bed however holds a license for a four bedroom HMO with potential of earning £570 + per room! currently let for the next year at £1710.

Accommodation

02920 462246
albanyroad@peteralan.co.uk



Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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