



**The Crescent,
Bangor**

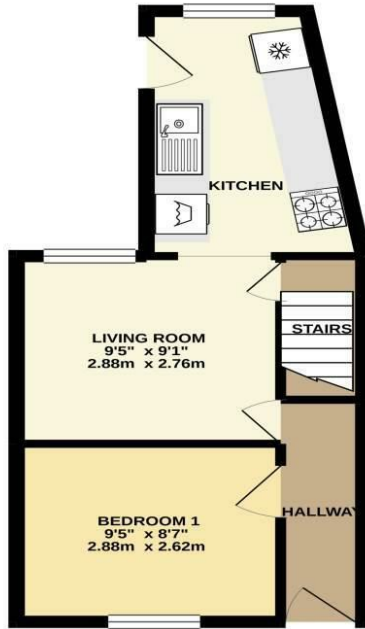
**3 Bed
House**

**Asking Price
£140,000**



**VARCITY
LIVING**
Sales | Lettings

GROUND FLOOR
299 sq. ft. (27.8 sq. m.) approx.



1ST FLOOR
299 sq. ft. (27.8 sq. m.) approx.



14 The Crescent

TOTAL FLOOR AREA: 598 sq. ft. (55.6 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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- Three Bedroom HMO
- £22,568 GROSS Income Secured For 2026/2027 Academic Year
- Spacious Communal Area
- Two Minute Walk to Main University Campus
- Fixtures & Fittings Included in Sale
- Recently Upgraded Bathroom

14 The Crescent is a well-presented three-bedroom HMO investment property situated just a short walk from the main University building. The property is let under an occupational contract securing a gross rental income of £22,568 for the 2026/2027 academic year. The property also benefits from an extensive history of secured rental income and has been consistently let and managed by Varcity Living since 2020.

The accommodation comprises three fully furnished bedrooms, each equipped with a bed, desk, chair, and wardrobe, making it ideally suited for student living. The property also benefits from a comfortable furnished living area with dining space, a bright and practical kitchen fitted with essential appliances, and a spacious first-floor bathroom featuring a walk-in shower cubicle.

Conveniently located close to the University, local supermarkets, and Bangor High Street, the property is ideally positioned for student tenants and offers strong rental appeal.

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