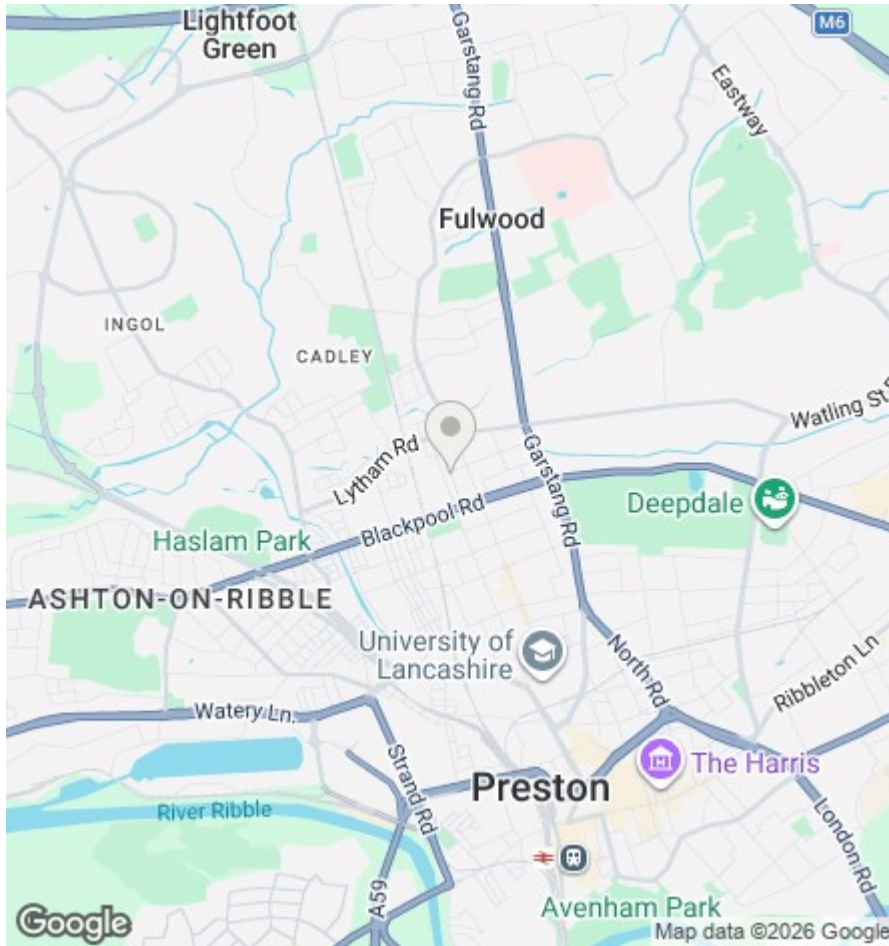




7 Lawrence Street, Fulwood, Preston, PR2 3DT

Asking Price £140,000

- On Street Parking
- Double Glazed
- Two Reception Rooms
- EPC Rating E
- Excellent Investment Opportunity
- Gas Central Heating
- Currently Achieving £895pcm In Rent



Meet the Agent:

Charlie Aspden

salesupport@jonescameron.com

Viewings:

Viewings by arrangement only.  
Call 01772 888 887 to make an appointment.

Council Tax Band:

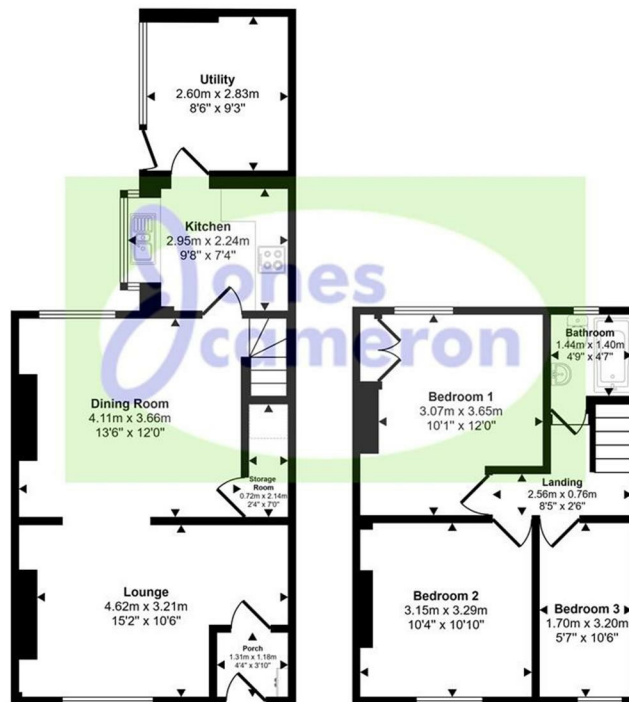
A

EPC Rating:

E

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 74        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 49                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
85 sq m / 917 sq ft



Ground Floor  
Approx 50 sq m / 539 sq ft

First Floor  
Approx 35 sq m / 378 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.