Lower Street,

Bangor

4 Bed

House

Asking Price
£175,000

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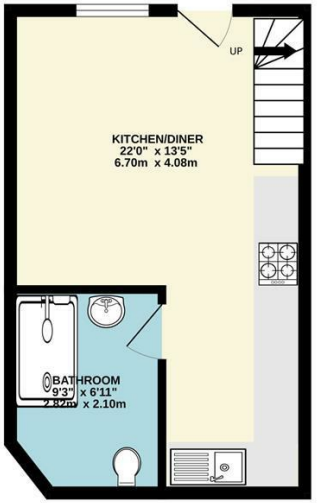
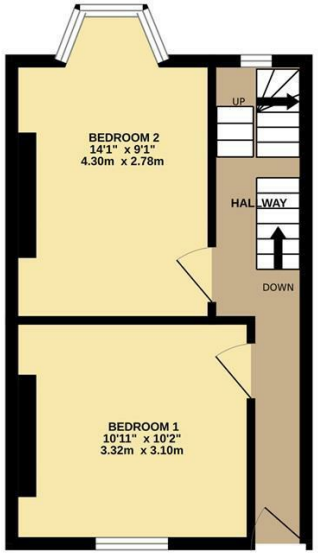
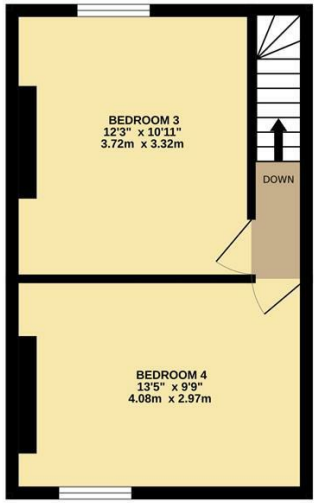
BASEMENT
292 sq.ft. (27.1 sq.m.) approx.



GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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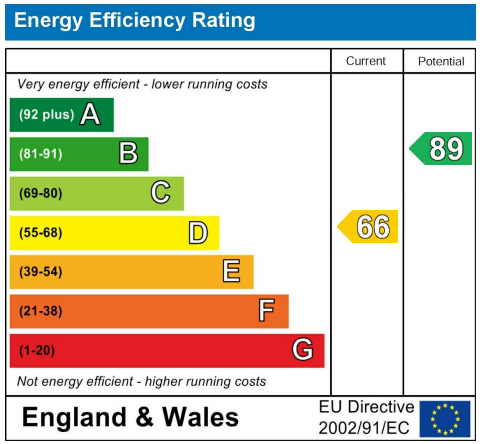
- Gross rental income of £22,000 secured for 24/25 and 25/26, rising to £22,080 for 26/27
- Four double bedroom HMO with strong student appeal
- Open-plan kitchen/living area with recently upgraded kitchen and bathroom
- Prime location adjacent to Bangor High Street
- Elevated position with panoramic city and sea views
- All furniture and fittings Included



Generating a gross annual income of £22,000 for both the 2024/25 and 2025/26 academic years, with an increase to £22,080 for 2026/27 (£115 per person, per week over 48 weeks), 12 Lower Street represents a strong, turnkey HMO investment in a prime Bangor location.

Situated adjacent to Bangor High Street, this four-bedroom property benefits from elevated, far-reaching views across the city and out to sea, making it highly appealing to student occupants. The accommodation includes a modern open-plan kitchen and living area on the lower ground floor, four double bedrooms, and a recently upgraded bathroom and kitchen, all presented in good condition throughout.

Externally, the property features a rear patio area, ideal for outdoor seating. All furniture and fittings are included within the sale, ensuring a smooth transition for investors.

Bangor's rental market remains robust, with approximately 8,100 full-time students recorded in the latest official statistics, highlighting consistent demand for well-located HMO properties.

A well-positioned, fully let investment offering reliable returns and strong rental appeal.

CONTACT

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