



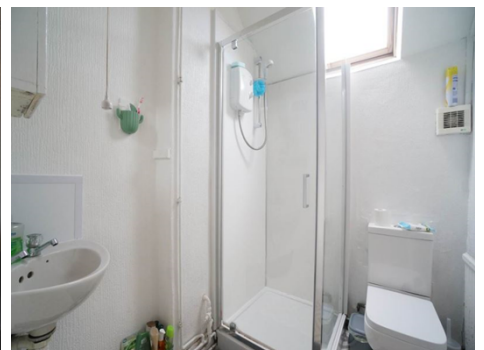
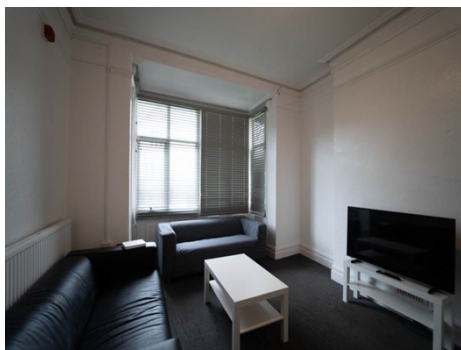
# VARCITY LIVING .co.uk



College Road

**£379,950**

FOR SALE | AR WERTH



## Property Features:

- Character Property
- 40 Metres From Main University Campus
- Highly Convenient Location
- Sought After Student Area
- 8 Bedroom HMO
- £44,160 Total Gross Rent Secured For 23/24 A/Y

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Description

This impressive Victorian eight bedroom HMO, offers an investor great long term rental income. Having demonstrated high occupancy levels under the current ownership since 2004. For the current 23/24 academic year, the property has a total gross rent of £44,160 secured.

The property comprises of eight bedrooms, two bathrooms, large communal living area with bay window, rear kitchen and outhouse/utility to the rear. An established HMO, to be sold with occupants in situ and all existing furnishings and fittings. Benefitting from a private parking area to the rear of the property.

Located on the door step of Bangor university, with a consistent full time student enrolment in the region of 9,000 students each academic year. The area of upper Bangor has benefitted from the emergence of many new business premises such as takeaways, independent stores and cafes. Attracted by the high student footfall.

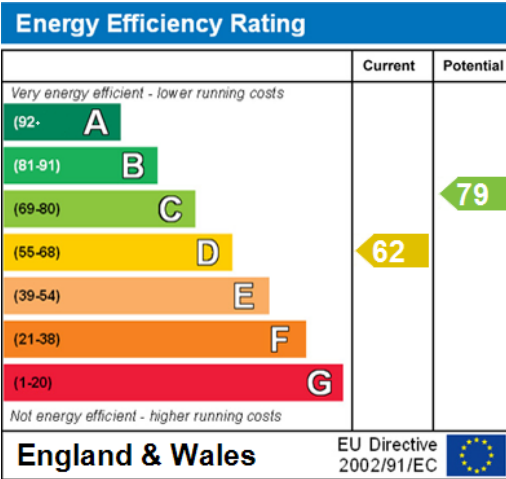
Location

Following Holyhead Road in the Anglesey direction, from Bangor train station. After passing the first roundabout, at the brow of the hill is a sharp right turn which takes you onto College Road. Number 52 is located 200 metres down on the left hand side.

Room Dimensions

- Bathroom 1: 1.95m ( 6'5") x 1.88m ( 6'3")
- Bathroom 2: 1.88m ( 6'3") x 1.61m ( 5'4")
- Bedroom 1: 5.16m ( 17'0") x 3.68m ( 12'1")
- Bedroom 2: 3.27m ( 10'9") x 2.87m ( 9'5")
- Bedroom 3: 2.55m ( 8'5") x 2.75m ( 9'1")
- Bedroom 4: 4.03m ( 13'3") x 2.86m ( 9'5")
- Bedroom 5: 2.42m ( 8'0") x 5.10m ( 16'9")
- Bedroom 6: 3.10m ( 10'3") x 2.20m ( 7'3")
- Bedroom 7: 3.22m ( 10'7") x 4.65m ( 15'4")
- Bedroom 8: 2.55m ( 8'5") x 4.16m ( 13'8")
- Kitchen: 5.44m ( 17'11") x 2.66m ( 8'9")
- Living Room: 5.13m ( 16'10") x 3.72m ( 12'3")

EPC Certificate



Floor Plan



"We have taken reasonable care and attention to ensure that the particulars contained in this document are accurate and a true reflection of the listing, however we cannot guarantee complete accuracy. Any interested parties should satisfy themselves through inspection of the property"