



£470,000.

Energy Efficiency Rating: TBC

Lyndhurst Road, Bath, BA2 3JH.

An excellent opportunity has arisen to purchase this upgraded and well maintained 4 bedroomed, fully licenced student HMO situated in a prime residential location. The property is let at a figure of £29,760 PA (giving a gross return of 6.33%) for the academic year 22/23. Over the last few years, various upgrading's have taken place; to include new Worcester combi gas boiler, kitchen, bathroom, floor coverings and decoration.



Attention Investors

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Entrance Porch:

Entered via wooden front door. Coved cornices. Half glazed door to: -

Entrance Hall:

Stairs rising to first floor landing. Radiator, coved cornices, plasterwork archway, coat hanging area, electric meter, wooden panelled doors to: -

Bedroom: 4.31m(max) x 3.39m(max)

Double glazed bay window to front aspect, double panelled radiator, coved cornices and ceiling rose.

Communal Lounge/Diner: 4.46m(max) x 3.69m(max)

Window to rear aspect, double panelled radiator, coving, TV point, understairs recess, door way to: -

Kitchen: 3.45m x 2.35m

Modern fitted white 'high' gloss kitchen with range of base level cupboards and drawers and matching wall units, fitted work surfaces complimentary 'metro' style tiled splashbacks. Inset electric halogen hob with electric oven below and stainless steel extractor hood over, single drainer stainless steel sink unit with mixer tap over, space for fridge freezer.

Door to :- utility room and bathroom.

Utility Room: 3.60m x 1.90m

Fitted work surfaces. Plumbing for washing machine. Fitted power. Double glazed window and door to rear gardens.

Bathroom:

Upgraded bathroom with walk in shower cubicle with white tray, mixer shower with large rose and separate shower attachment, white low flush WC, wash hand basin with mixer tap with vanity unit, wooden drawers, chrome towel rail, tiled walls and flooring, double glazed window to rear aspect, Worcester combi gas boiler.

First Floor Landing:

Original blanket cupboard, access to loft, balustrade, original stripped doors to: -

Bedroom: 4.45m x 3.60m

Large double bedroom with 2 double glazed windows to front aspect. Double panelled radiator.

Bedroom: 3.69m x 2.96m

Double glazed window to rear aspect, single panelled radiator, coving and fitted shelving.

Bedroom: 3.44m x 2.37m

Double glazed window to rear

aspect, double panelled radiator, fitted shelving.

Front Garden:

Gate and path to front door, low maintenance front garden laid to shingle.

Rear Garden:

Large raised patio area with mature shrubs. Further hard standing to the rear. Rear access via gate.

Agents Notes:

We have been advised by the current vendor of the following upgrades :-
2022 New combi boiler
2022 New bathroom suite & walking shower enclosure
2022 New rear garden fencing
2021 New carpets throughout
2021 Upgraded decorations throughout
2020 Upgraded 'Wren' kitchen

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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3 Lyndhurst Road
Bath
BA2 3JH

Call now, visit us in
branch or go online
to book your viewing.

📞 01225 463006

✉️ sales@ahea.co.uk

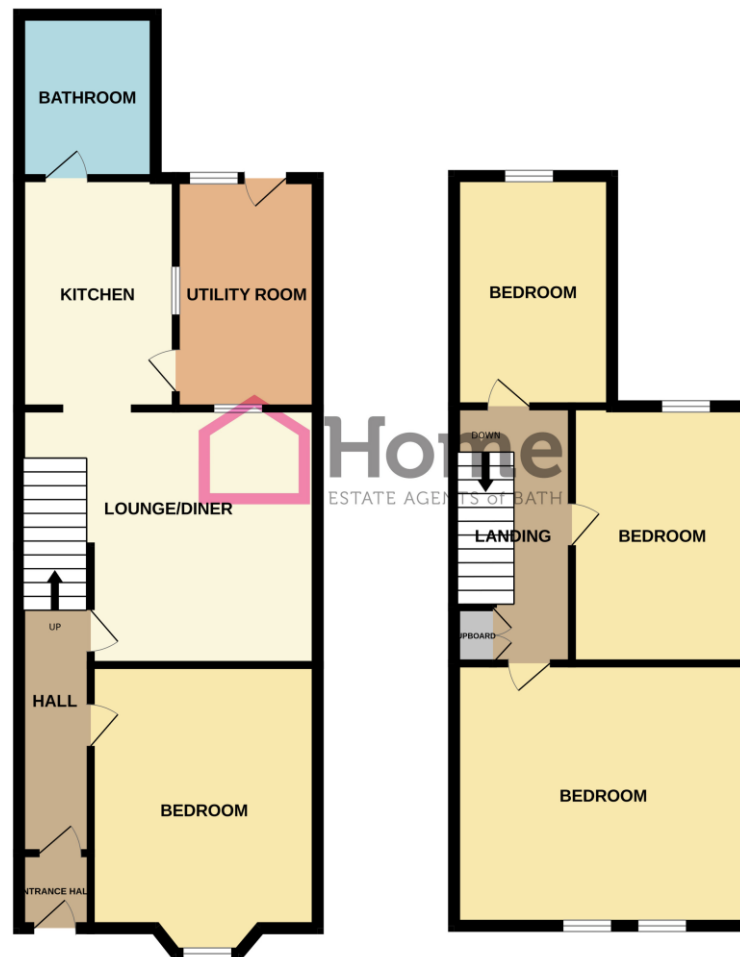
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13 Moorland Road,
Bath, BA2 3PL



GROUND FLOOR

1ST FLOOR



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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