



 Home  
ESTATE AGENTS OF BATH

£425,000

Energy Efficiency Rating: TBC

## Highland Road, Bath, BA2 1DY.

Attention Investors

A fabulous opportunity has arisen for the investor buyer to purchase this 5 bedroom, fully licenced HMO situated in a popular residential area, ideal for local amenities and for Spa University. The property is let from July/August 24 for 12 months raising a gross return of £36,000 (8.47%).



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A fabulous opportunity has arisen for the investor buyer to purchase this 5 bedroom, fully licenced HMO situated in a popular residential area, ideal for local amenities and for Bath Spa University. The property is let from July/August 2024 for 12 months raising a gross return of £36,000 (8.47%). Set over 4 floors, the spacious accommodation briefly comprises :- Entrance hall, kitchen/diner, communal lounge, 5 bedrooms, bathroom, separate WC, area to the front, ideal for storage and low maintenance gardens to the rear. The benefits include gas hating, double glazing and a modern kitchen. An early inspection is highly recommended. Please phone 01225 463006 to arrange an internal inspection.

### Entrance Hall

Entered via front door, radiator, stairs rising to first floor landing.

### First Floor Landing

Stairs rising to second floor landing, cupboard, doors to :-

### Kitchen/Dining Room: 4.86m x 3.65m

Single drainer stainless steel sink drainer unit with cupboards under, further range of base level and wall units, fitted work surfaces, plumbing for washing machine, space for fridge freezer, gas cooker point, Baxi gas boiler, double glazed window to front aspect.

### Dining Area:

Double panelled radiator, double glazed window to rear aspect, door to bedroom and door to.

### Communal Lounge: 3.48m x 2.31m

Radiator, double glazed window to rear aspect, double glazed door to rear garden.

### Bedroom: 3.41m x 3.38m

Double glazed window rear aspect, radiator.

### Room: 2.40m x 2.37m

Double glazed window to front aspect, radiator.

### Second Floor Landing:

Door to WC and door to :-

### Bedroom: 3.03m x 2.68m

Double aspect room with double glazed windows to front and rear, radiator.

### WC

Low flush WC, wash hand basin, extractor fan.

### Third Floor Landing:

Doors to all rooms.

### Bedroom: 4.49m x 2.90m

Double glazed window to rear aspect.

### Bedroom: 3.88m x 2.64m

Double glazed window to rear aspect, radiator.

### Bedroom: 2.73m x 2.73m

Double glazed window to front aspect, radiator.

### Bathroom

Modern white suite of shower bath with mixer tap, shower

attachment and screen, low flush WC, wash hand basin, towel rail, window to front aspect.

### Parking:

There is communal parking close by.

### Front Garden:

Small low maintenance area ideal for storage/bikes.

### Rear Garden:

Lower patio area with steps to further low maintenance patio area, gated rear access.

*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](http://www.ahea.co.uk)

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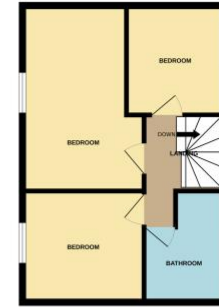
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 **Home**  
ESTATE AGENTS of BATH

GROUND FLOOR      1ST FLOOR      2ND FLOOR      3RD FLOOR



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