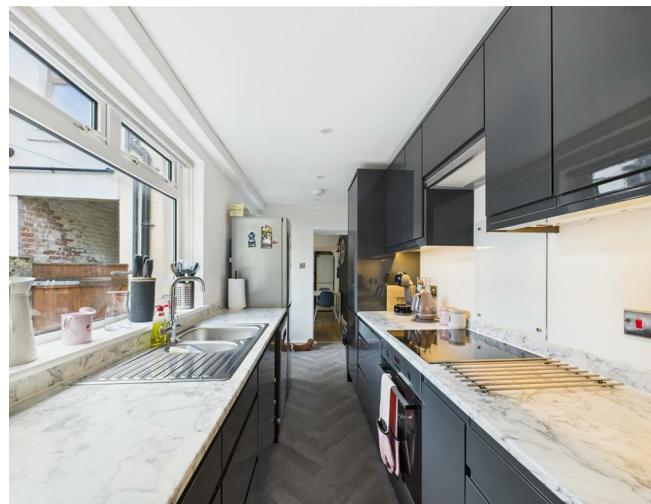


## 3, Railway Street, Lancaster, LA1 4XA



**£240,000**

Superb opportunity to purchase an income-producing investment property which has been completely renovated throughout and is located within the heart of Lancaster city centre.

The property is ideally situated within walking distance of everything Lancaster has to offer, including a wide range of amenities such as gyms, pubs, restaurants, shops, vibrant nightlife, health services, and more, providing the perfect balance of convenience right on your doorstep.

The property is let for the next academic year, 2026/2027, at £135 x 4 x 48 PPPW (per person per week), with an annual gross income of £ 25,920, bills included.

The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

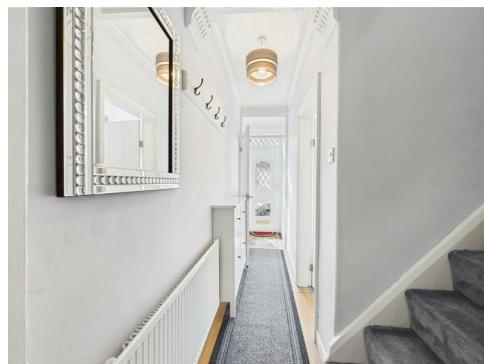
\*This property does not require an HMO license at this time\*

A current landlord's gas safety certificates are in place, along with EICR (electrical installation condition reports).

#### Entrance Vestubule

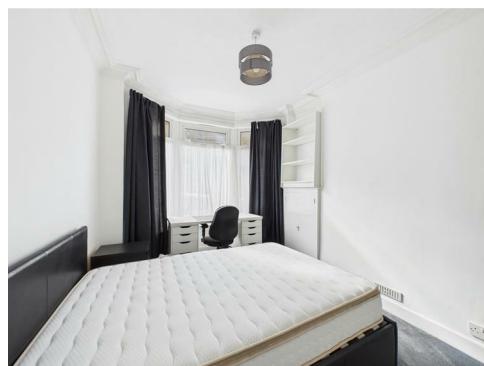
Original tiled floor, door to the hallway.

#### Hallway



Stairs to the first floor, laminate floor, radiator.

#### Bedroom One



Double-glazed bay window to the front, carpeted floor, double bed with understorage, radiator, cupboard housing the gas & electric meters.

#### Lounge/Diner



Double-glazed window to the rear, understairs storage cupboard housing a fridge/freezer, table and chairs, built-in cupboard, laminate floor, radiator.

#### Kitchen



Double-glazed window to the side, range of matching cabinets with complementary work surfaces, fridge/freezer, dishwasher, washing machine, dryer, stainless steel sink, Induction hob, extractor hood and electric oven, cupboard housing Worcester condensing boiler and double-glazed door to the yard.

#### Ground Floor Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

#### First Floor Landing



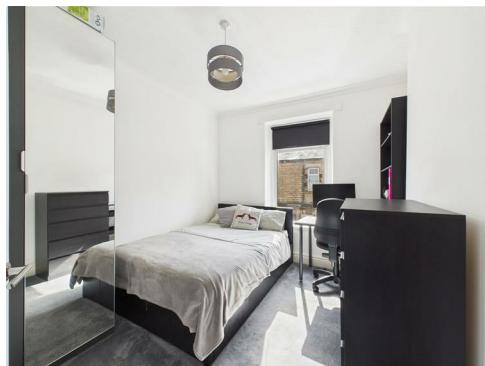
Built-in storage cupboard.

**Bedroom Two**



Double-glazed window to the rear, double bed with understorage, carpeted floor, radiator.

**Bedroom Three**



Double-glazed window to the rear, double bed with understorage, carpeted floor, radiator.

**Bedroom Four**



Double-glazed window to the front, double bed with understorage, carpeted floor, radiator.

**First Floor Shower Room**



Double-glazed frosted window to the rear, shower cubicle with Triton electric shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

**Outside**



Patio area and gate to access road.

**Investment & Useful Information**

Tenure Freehold  
Council Tax Band (A) £1,605  
2023 complete renovation  
New Roof & Insulation  
New furniture and white goods.  
New shower rooms and kitchen.  
New carpets throughout

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

