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**45**

## 4 Fareham Road, Liverpool L7 0HR

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three/four bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good condition internally and comes furnished. There is currently one tenant in situ paying £4,800.00 per annum. When fully let to individual tenants the potential rental income would be in excess of £18,480.00 per annum.

### Situated

Off Lister Road which in turn is off Kensington High Street in a popular location close to local amenities, Liverpool's Universities and Liverpool city centre.

### Ground Floor

Hall, one Letting Room, Open Plan Lounge/Kitchen.

### First Floor

Three Letting rooms, Bathroom/WC.

### Outside

Outhouse with Utility Room, Rear Yard.

### Note

The vendor has advised that the property was fully refurbished in 2018 including a full rewire and security alarm system fitted.

### EPC Rating

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