



64 Lovat Road, Preston, PR1 6DQ

Asking Price £110,000

- Two Bedrooms
- Modern Fitted Kitchen
- Large Open Planned Living/Dining Area
- EPC Grade C
- Currently Tenanted Achieving £650pcm
- Modern Three Piece Bathroom
- Yard At The Rear

# 64 Lovat Road, Preston PR1 6DQ

Located on Lovat Road Preston, this charming property presents an excellent investment opportunity for discerning buyers. Currently tenanted, it generates a steady income of £650 per calendar month, making it an attractive option for those looking to expand their property portfolio.

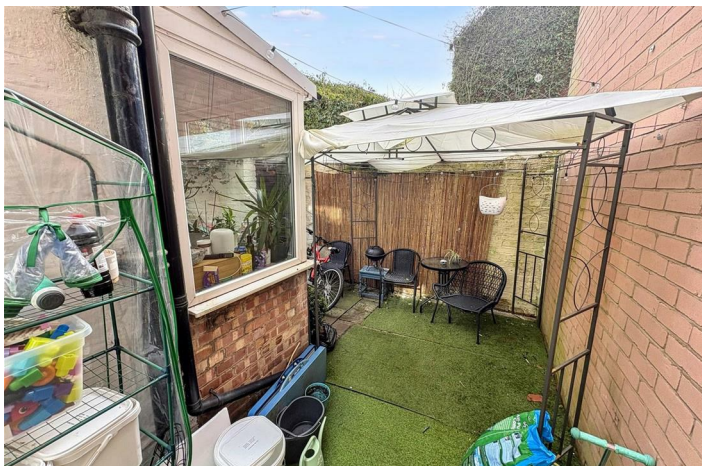
The residence boasts an open planned living/dining area providing ample space for relaxation and entertaining. With two comfortable bedrooms, it is ideal for small families or professionals seeking a cosy living environment. The property features a modern bathroom, which, along with a newly fitted kitchen and boiler, was updated approximately two and a half years ago, ensuring a contemporary feel and efficient living.

Double glazing throughout enhances the property's energy efficiency and contributes to a peaceful atmosphere, shielding you from the hustle and bustle of the outside world. On-street parking is available, adding to the convenience of this delightful home.

Whether you are a seasoned investor or a first-time buyer, this property on Lovat Road offers a blend of comfort, modern amenities, and a promising rental yield. Do not miss the chance to make this appealing residence your own or to add it to your investment collection.



Council Tax Band: A



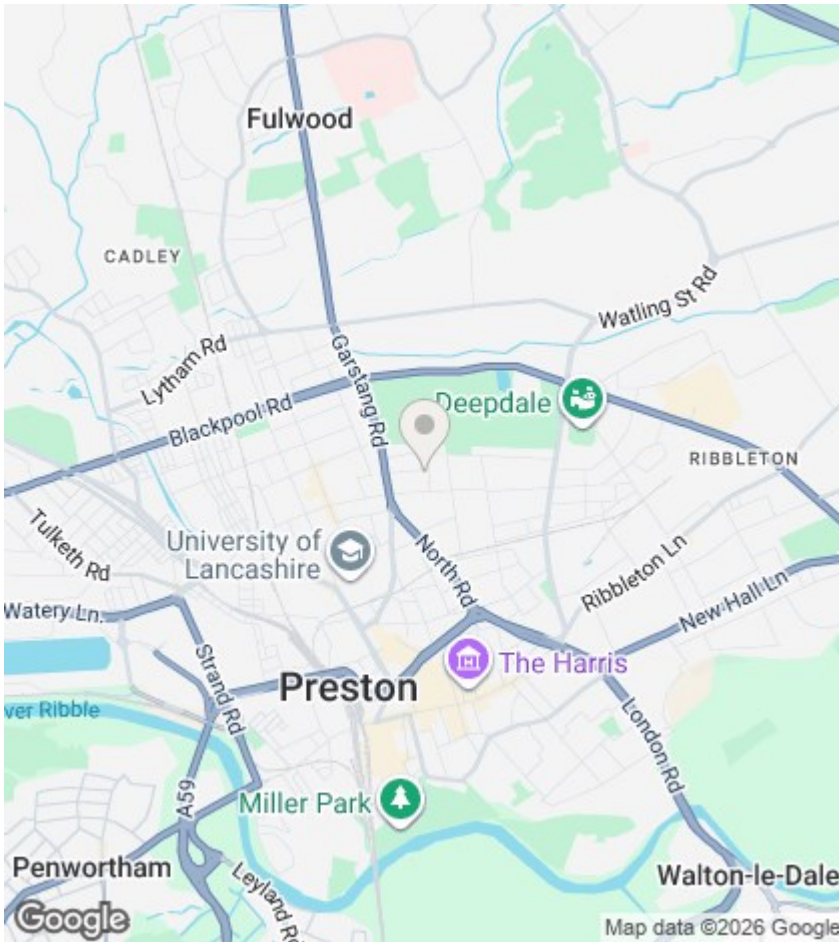
Lounge/Diner  
24'0" x 14'0"

Kitchen  
12'11" x 6'8"

Bathroom  
8'1" x 8'8"

Bedroom 1  
8'10" x 8'7"

Bedroom 2  
11'11" x 13'10"



## Directions

## Viewings

Viewings by arrangement only. Call 01772 888887 to make an appointment.

## EPC Rating:

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

