





PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! This well presented, three bedroom mid terrace home is offered for sale as an investment opportunity with the current long standing tenant in situ. The tenant signed a new agreement in November 2023 at £350pcm and all the relevant certification is in place. The accommodation comprises of: two generous reception rooms, a modern fitted kitchen, three first floor bedrooms and a modern three piece bathroom suite. Warmed by gas central heating and being Upvc double glazed throughout. EPC - D. Early viewing a must!

FEATURES

- Investment Opportunity - Offered for sale with a tenant in situ
- New lease signed in November 2023
- Current rent is £350pcm
- All the relevant certification is in place
- Two generous reception rooms
- Modern fitted kitchen
- Three first floor bedrooms
- Three piece bathroom suite
- EPC - D
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

3.8m x 3.2m (12' 6" x 10' 6")

Lounge

4m x 3.8m (13' 1" x 12' 6")

Kitchen

4m x 2m (13' 1" x 6' 7")

First Floor

Bedroom One

4.4m x 2.5m (14' 5" x 8' 2")

Bedroom Two

4.4m x 2.1m (14' 5" x 6' 11")

Bedroom Three

3.4m x 2.2m (11' 2" x 7' 3")

Bathroom

Outside

Yard

Additional Information

The property is on a leasehold title with approx 875 years remaining. The annual ground is £1.

The property is located in an area considered low risk for surface water flooding.

Broadband and mobile services are provided by a number of companies, and ultrafast is available.

Council tax is Band A.

