





## PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale with well presented two bedroom mid terrace property, that is offered for sale with the current tenant in situ. The tenant has been under our management since June 2021, all the relevant certification is in place and there are no arrears on account. The current rent is £425pcm. The accommodation comprises of: a welcoming reception room, modern fitted kitchen, two well proportioned bedrooms to the first floor and a modern three piece bathroom suite. EPC - D. Early viewing is considered a must!

## FEATURES

- Offered for sale with the current tenant in situ
- Current rent is £425PCM
- All the relevant certificates are in place
- Deposit held with the DPS
- Modern throughout, 2 bedroom mid terrace property
- Close to all local amenities & public transport routes
- Living room with feature fireplace & surround
- Fully fitted kitchen with integrated oven/hob
- Tidy enclosed yard to the rear of the property
- generously sized master bedroom & further smaller bedroom
- 3 piece bathroom suite with shower over bath
- EER - D
- Early viewing a must!

## **ROOM DESCRIPTIONS**

### **GROUND FLOOR**

Living Room

Kitchen

### **FIRST FLOOR**

Bedroom 1

Bedroom 2

Bathroom

### **EXTERNAL**

Enclosed Yard