

FOR SALE

£85,000 Leasehold



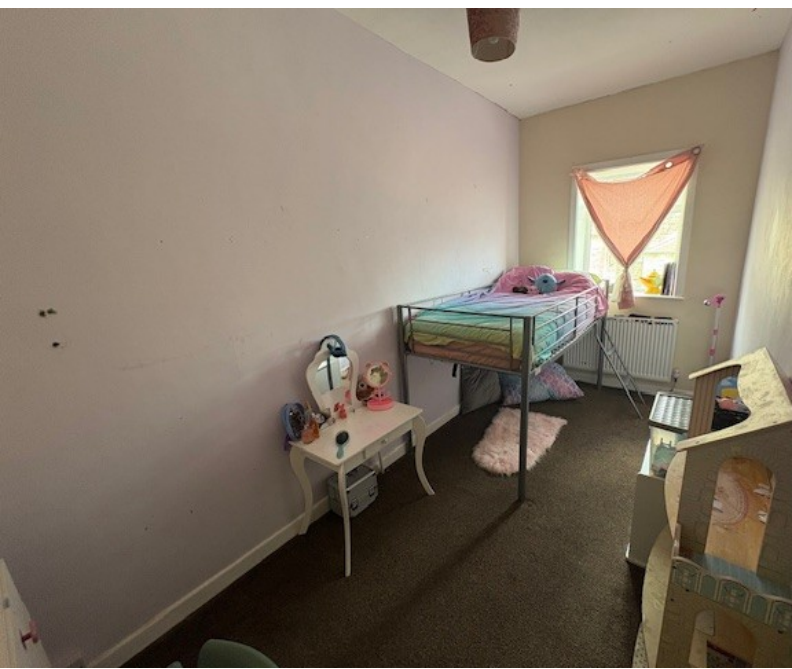
43 Earl Street, Colne, Lancashire. BB8 0SB

- Investment Opportunity
- Offered for sale with the current tenant in situ
- New tenancy signed in March 2025
- Rent - £600PCM
- One welcoming reception room
- Fitted dining kitchen
- Two well proportioned bedrooms
- Three piece bathroom suite
- Low maintenance rear yard
- EPC - D
- Council Tax - Band A
- All the relevant certificates are in place
- Early viewing a must!



PROPERTY DESCRIPTION

!! Investment Opportunity !! Offered for sale with the current tenant in situ, this mid terrace home located in the heart of Colne, is sure to catch the eye of any willing buy to let investor. The tenant has been in situ for a considerable amount of time but recently signed a new AST in March 2025 at a rent of £600PCM. The accommodation comprises of: one welcoming reception room, a fitted dining kitchen, two well proportioned first floor bedrooms and a three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a low maintenance yard to the rear. EPC - D. Council Tax - Band A. Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Sitting Room

Dining Kitchen

First Floor

Bedroom One

Bedroom Two

Bathroom

Outside

Yard

Further Information

Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is £1.05

The property is located in an area considered low risk for surface water flooding, and the long term risk is also considered to be low risk.

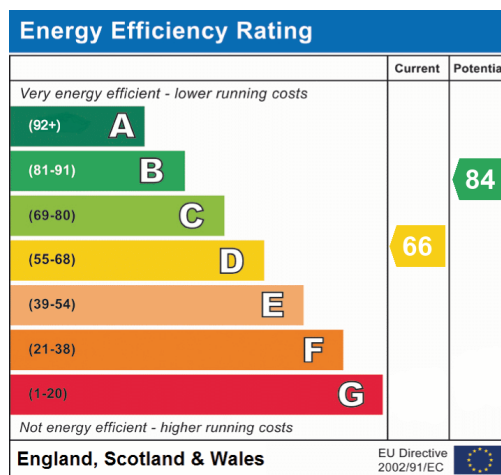
Mobile and broadband coverage is offered by a number of companies and ultrafast is available.

EPC - D

Council Tax - Band A



EPC



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