



High Street,  
Goldenhill



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# Offers in Excess of £85,000

**\*ATTENTION INVESTORS\*** A two bedroom end townhouse in a popular location. The property is being sold tenanted achieving an income of £6180 per annum. Ideal for investment as a buy to let property. Call for further information or a viewing.





## Ground Floor

### Lounge

4.14m x 3.93m (13' 7" x 12' 11") A double glazed window to the front, fireplace and surround, storage cupboard, radiator and laminate flooring.

### Kitchen

4.95m x 2.81m (16' 3" x 9' 3") A range of base units with worktops, stainless steel sink basin, oven with gas hobs, plumbing for a washing machine, radiator, double glazed window, side door and tiled flooring.

## First Floor

### Bedroom One

4.98m x 3.97m (16' 4" x 13' 0") Two double glazed windows to the front, radiator and carpet flooring.

### Bedroom Two

3.80m x 2.75m (12' 6" x 9' 0") A double glazed window to the rear, radiator and carpet flooring.

### Bathroom

2.79m x 2.10m (9' 2" x 6' 11") A white suite with bath, pedestal hand wash basin, low level w/c, tiled walls, double glazed window to the rear and tiled flooring.

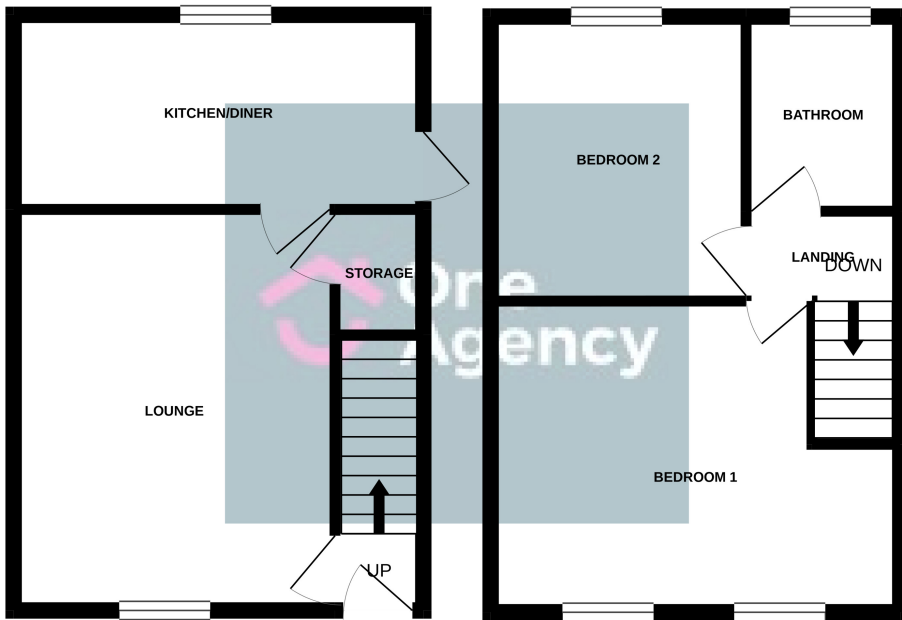
### External

Front - Paved steps leading to the front door, lawned section.

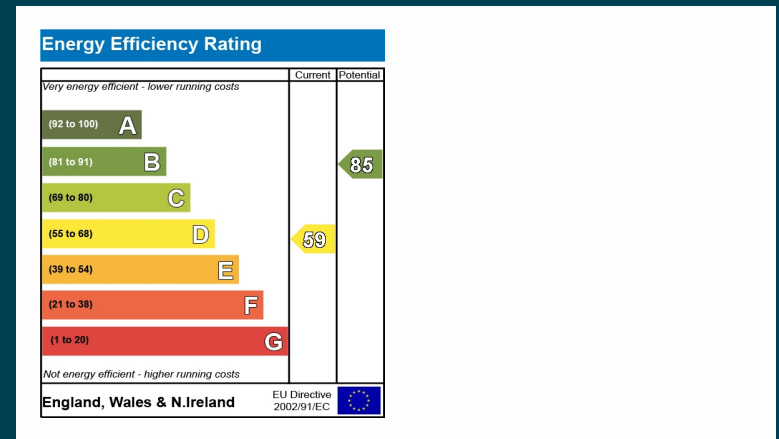
Rear - Paved area with lawned section and fenced borders.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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