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# Offers in Excess of £75,000

**SUITABLE FOR INVESTORS ONLY.** Mid terrace property, Currently let producing £5,940 per annum. We understand that vacant possession is not available and the tenants will be in the property on a long term basis. (For further information regarding the tenancy please contact us to discuss). At the moment there is no internal access to the property.

## GROUND FLOOR

### ENTRANCE LOBBY

Door to outside to the side, stairs to first floor, radiator.

### RECEPTION ROOM

3.35m x 4.05m (11' 0" x 13' 3") Radiator, double glazed window to front.

### RECEPTION ROOM

4.03m x 3.73m (13' 3" x 12' 3") Radiator, double glazed window to side.

### RECEPTION ROOM

3.33m x 4.02m (10' 11" x 13' 2") Double glazed window to side, radiator.

### KITCHEN

4.03m x 2.42m (13' 3" x 7' 11") Fitted kitchen units, wall mounted boiler, double glazed frosted window to rear.

### WC/REAR LOBBY

## FIRST FLOOR

### LANDING

Double glazed window to side.

## BEDROOM ONE

3.79m x 3.34m (12' 5" x 10' 11") Radiator, double glazed window to front.

## BEDROOM TWO

3.12m x 3.28m (10' 3" x 10' 9") Double glazed window to side, radiator.

## BEDROOM THREE

3.14m x 2.98m (10' 4" x 9' 9") Double glazed window to side, radiator.

## BATHROOM

2.40m x 2.02m (7' 10" x 6' 8") Double glazed frosted window to rear, radiator, bathroom suite.

## OUTSIDE

Rear yard and garage.

## AGENTS NOTES

The tenancy is a long term agreement and buyers requiring finance on the property are recommended to investigate this prior to making an offer

