



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

 $3.33m \times 4.02m (10' 11" \times 13' 2")$ 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

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

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

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

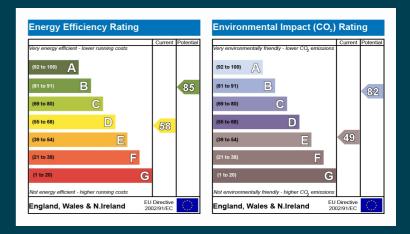
OUTSIDE

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









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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.