





- * Three Bedroom End Terraced House
- * Front & Rear Gardens
- * Centrally Heated
- * Double Glazed
- * Two Reception Rooms
- * Cul - De - Sac





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Substantial three Bedroom, end terraced, extended property in a popular road, benefiting from front and rear Gardens and Parking. The centrally heated and double glazed.

Accommodation briefly comprises of:

Porch
 Entrance hall
 Lounge with feature fireplace - 13'3 x 12'5
 Dining room with french doors - 12'5 x 12'1
 Extended fitted Kitchen and ground floor w/c - 20'9 x 5'2

First floor:

Bedroom one - 12'8
 Bedroom two - 12'5 x 12'2
 Bedroom three - 8'1" x 6'6
 Bathroom - 7'8" x 5'3

Exterior:

Decked garden to the rear

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Investment Data:

Rent = £600PCM (approximate rent achievable)

Gross Yield = 6% (approximate yield based on purchase at the asking price)

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