

Argo Road
Waterloo, L22

£125,000



- * Book A Viewing Online Now;
Visit www.logicstates.co.uk
- * Three Bedroom End Terraced House
 - * Two Reception Rooms
 - * Gas Centrally Heated
 - * Double Glazed



97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	86
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	35	84
England, Scotland & Wales EU Directive 2002/91/EC		

Logic Are Offering For Sale This Three Bedroom End Terraced House.

To Comprise;

Ground Floor:

Entrance Hall

Lounge - 9'3" x 12'7"

Dining Room - 13'5" x 10'0"

Kitchen - 10'3" x 8'5"

First Floor:

Bedroom One - 13'0" x 12'7"

Bedroom Two - 12'0" x 7'4"

Bedroom Three - 5'7" x 5'5"

Bathroom - 8'5" x 4'4"

Exterior:

Rear Yard

To View Call Logic.

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Investment Data:

Rent = £625 pcm (approximate rent achievable)

Gross Yield = 5.8% (approximate yield based on purchase at the asking price)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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