



- * Three Bedroom Terraced House
- * Centrally Heated
- * Double Glazed
- * Drive
- * Split Level, South Facing Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(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		95
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(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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Well presented three bedroom terraced family home.

Accommodation briefly comprises of:

Ground floor:

Hall
W/C
Lounge with stairs to first floor - 12'7 x 15'2
Kitchen / diner - 8'5 x 13'0

First floor:

Bedroom one - 10'0 x 13'0
Bedroom two - 9'0 x 10'0
Bedroom three - 6'5 x 6'8
Bathroom - 10'0 x 8'0

Exterior:

Drive
Garden

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Investment Data:

Rent = £650PCM (approximate rent achievable)
Gross Yield = 6% (approximate yield based on purchase at the asking price)

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