



- Two bedroom semi - detached house
 - 2 Car driveway
- Rear South facing garden
 - Ground floor W/C
 - Centrally heated
 - Double glazed





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		
	66	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		
	63	84
England, Scotland & Wales EU Directive 2002/91/EC		

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Two bedroom semi - detached property, ideal for first time for first time buyers. Well presented throughout with off road parking (2 car driveway) and gas centrally heated and double glazed.

Ground floor:

Entrance hall

Lounge - 12.2 x 15.7

Kitchen / dining area - 15.6 x 10.2

Ground floor W/C

First floor:

Bedroom one - 15.5 x 12.3

Bedroom two - 13.7 x 9.7

Bathroom - 8.4 x 5.4

Exterior:

Rear South facing Garden

Investment Data:

Rent = £625PCM (approximate rent achievable)

Gross Yield = 5.9% (approximate yield based on purchase at the asking price)

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