



- BOOK A VIEWING ONLINE NOW. VISIT [www.logicstates.co.uk](http://www.logicstates.co.uk)
- Two Bedroom Semi Detached House
- Conservatory
- Ground Floor Shower Room W/C
- In Need of Refurbishment
- Centrally Heated and Double Glazed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Logic Are Offering For Sale This TWO BEDROOM Semi Detached House

To Comprise;

Ground Floor:

Porch - 6'8" x 3'2"

Entrance Hall

Lounge - 10'1" x 13'4"

Kitchen - 16'3" x 10'3"

Shower Room / W/C - 5'7" x 8'6"

Conservatory - 8'8" x 9'8"

First Floor:

Bedroom One - 10'1" x 10'7"

Bedroom Two - 10'1" x 12'3"

Bathroom - 5'4" x 5'9"

Separate Toilet

Exterior:

Rear Yard

Driveway

To View Call Logic.

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Investment Data:

Rent = £450 pcm (approximate rent achievable )

Gross Yield = 5.4% ( 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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