



- * Three Bedroom Mid Terraced House
- * Double Glazed
- * Converted Loft
- * Decked Rear Yard
- * Gas Centrally Heated
- * Seperate Shower





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	52	
(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	49	
(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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Three bedroom investment opportunity. The property benefits from a loft conversion, adding a third bedroom and yard to the rear.

Accommodation briefly comprises of:

Ground floor:

Lounge - 14'6 x 13'2

Kitchen - 8'7 x 13'0

First floor:

Bedroom one - 11'9 x 11'2

Bedroom two - 8'5 x 8'2

Bathroom - 5'5 x 7'3

Exterior:

Part decked rear yard

Investment Data:

Rent = £425PCM (approximate rent achievable)

Gross Yield = 9.2% (approximate yield based on purchase at the asking price)

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