



- \* Three Bedroom Terraced House
- \* Two Reception Rooms
- \* Modern Finish Throughout
- \* Rear Yard
- \* Ideal Investment
- \* No Chain





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>		
(55-68) <b>D</b>		71
(39-54) <b>E</b>	43	
(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>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Refurbished throughout, Rydal is ideal for investors or first time buyers. Three bedroom, two reception rooms and a rear yard. The property also benefits from gas central heating and double glazed windows.

Ground floor:

Entrance hall - 13'7 x 3'2  
 Lounge - 12'6 x 10'8  
 Lounge rear - 11'3 x 11'3  
 Kitchen - 8'11 x 6'10  
 Bathroom - 6'5 x 5'9

First floor:

Bedroom one - 14'1 x 11'4  
 Bedroom two - 11'1 x 9'2  
 Bedroom three - 8'10 x 6'10

Exterior:

Rear yard

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Investment Data:

Rent = £450 pcm (approximate rent achievable)

Gross Yield = 8.3% (approximate yield based on purchase at the asking price)

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