



- * Three Bedroom Terraced House
- * No Chain
- * Two Reception Rooms
- * Fitted Kitchen
- * Yard
- * Centrally Heated





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(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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Accommodation briefly comprises of:

Ground floor:

Hall - 13'9 x 3'8

Lounge / ding area - 22'6 x 11'2

Kitchen - 9'8 x 9'2

First floor:

Bedroom one - 13'9 x 10'5

Bedroom two - 13'6 x 9'8

Bedroom three - 10'2 x 8'6

Bathroom - 11'9 x 4'8

Exterior:

Rear yard

Investment Data:

Rent = £625PCM (approximate rent achievable)

Gross Yield = 10% (approximate yield based on purchase at the asking price)

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