



- Three bedroom mid terrace house
- Recently refurbished
- Front and rear gardens
- Gas centrally heated
- Double glazed
- No chain





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		
	72	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		
	70	85
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom mid terrace house. This property has recently been refurbished throughout with front and rear gardens. Gas centrally heated and double glazed throughout.

Accommodation briefly comprises of:

Ground floor:

Entrance Hall

Lounge - 10.9 x 11.0

Kitchen / Dining area with utility cupboard - 15.5 x 8.9

First floor:

Bedroom one - 13.2 x 10.7

Bedroom two - 13.6 x 13.0

Bedroom three - 10.5 x 8.5

Bathroom - 5.9 x 6.1

Exterior:

Front and Rear gardens

Investment Data:

Rent = £625PCM (approximate rent achievable)

Gross Yield = 7.5% (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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