



- Two Bedroom Semi Detached House
 - Recently Modernised
 - Front & Rear Garden
 - Off Road Parking
 - Double Glazed
 - Gas Central Heated





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		
	64	84
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		
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Not environmentally friendly - higher CO ₂ emissions		
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Two Bedroom Semi Detached Home which has been recently modernised throughout including mosaic tiled floors to kitchen and Entrance Hall with Hard wood flooring throughout the ground floor. Well presented throughout this home has two Double bedrooms, front/rear gardens and also benefits from Double glazing and Gas central heating throughout.

Accommodation briefly comprises of:

Ground floor:

Entrance hall - 8'1 x 3'5

Kitchen - 7'9 x 6'9

Lounge - 14'9 x 11'2

First floor:

Bedroom one - 11'2 x 8'5

Bedroom two - 11'2 x 7'1

Bathroom - 8'5 x 5'2

Exterior:

Front & rear gardens

Investment Data:

Rent = £ 575pcm (approximate rent achievable)

Gross Yield = 5.75% (approximate yield based on purchase at the asking price)

Sellers comment:

" Has been an ideal home for us and will be for people looking to downsize with garden space "



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