



- \* Two Bedroom End Terraced House
- \* Off Street Parking
- \* Double Glazed
- \* Central Heating
- \* 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	86
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	69	85
England, Scotland & Wales EU Directive 2002/91/EC		

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Two bedroom end terraced house, the property benefits from being a corner plot with a garage. The property is double glazed and gas centrally heated throughout. The property has NO CHAIN!

Accommodation briefly comprises of:

Ground floor:

Entrance porch  
 Lounge - 14'0 x 12'0  
 Kitchen / diner - 15'0 x 8'1  
 Downstairs W/C

First floor:

Bedroom one - 12'0 x 12'0  
 Bedroom two - 13'0 x 8'0  
 Bathroom - 8'0 x 6'0

Exterior:

Front & rear gardens  
 Garage

Sellers comment:

" Happy family home for many years, with a little time and effort this home can make a family very happy "

Investment Data:

Rent = £550 pcm (approximate rent achievable)

Gross Yield = 5.2% ( 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.