



- * Four Bedroom End Terraced House
- * Investment Opportunity
 - * 10.1% Yield
- * Two Reception Rooms
 - * Rear Yard
- * Full Freehold Available





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	49	61
(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		
(55-68) D		62
(39-54) E	49	
(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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INVESTMENT OPPORTUNITY!

Four bedroom end terraced house, two reception rooms. Potential Yield of 10.1%.

Accommodation briefly comprises of:

Ground floor Flat:

Entrance hall
 Lounge - 12'1" x 16'4"
 Kitchen - 12'9" x 6'4"
 Bedroom one - 13'7" x 9'4"
 Bedroom two - 9'2" x 10'0"
 Bathroom - 6'1" x 6'7"

Upper floor flat:

Entrance hall
 Lounge - 16'2" x 12'8"
 Kitchen - 13'0" x 6'2"
 Bedroom one - 13'8" x 6'2"
 Bedroom two - 6'0" x 6'5"
 Bathroom - 7'2" x 12'7"

Exterior:

Rear yard

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.