



- * Three Bedroom Semi detached House
 - * Corner plot
 - * No Chain
- * Two Reception Rooms
- * Front and Rear Gardens
- * Gas Centrally 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		
	70	83
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		
	67	80
England, Scotland & Wales EU Directive 2002/91/EC		

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A three bedroom semi detached corner plot available to the market with no chain. This property is in need of modernisation and benefits from two reception rooms, front and rear gardens. This property is also gas centrally heated and double glazed.

Accommodation briefly comprises of:

Ground Floor:

Entrance Hall - 6'7" x 7'0"
 Front Lounge - 11'3" x 9'7"
 Open plan Lounge/ Dining area - 22'1" x 11'2"
 Kitchen - 11'3" x 9'7"

First Floor:

Bedroom One - 10'3" x 10'1"
 Bedroom Two - 10'2" x 9'8"
 Bedroom Three - 9'7" x 9'6"
 Jack and Jill Bathroom - 7'6" x 7'3"

Exterior:

Front and Rear Garden

Investment Data:

Rent = £625 pcm (approximate rent achievable)
 Gross Yield = 8.8% (approximate yield based on purchase at the asking price)

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