

**TOWN CENTRE INVESTMENT PORTFOLIO,
AVENUE PLACE & REDCAR ROAD, GUISBOROUGH, TS14 6BZ**



- ▲ Four Houses with One Split into Two Flats
- ▲ Fully Let Investment
- ▲ Long Term Tenants in Situ
- ▲ Currently Achieving a Combined Monthly Income of £2,445 Per Calendar Month
- ▲ Central Guisborough Location

£465,000

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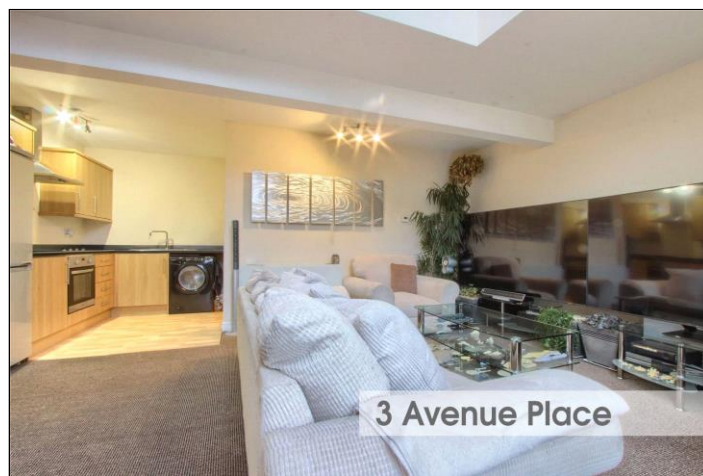
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3 Avenue Place



3 Avenue Place



3 Avenue Place

An excellent opportunity to purchase a fully let, established residential property portfolio of four houses with one split into two flats. Situated in the heart of Guisborough, with Westgate's wide range of High Street amenities including, shops, public house's, cafes, and restaurants.

Tenure - Freehold

Council Tax Bands

- 2a Redcar Road – Band A
- 2b Redcar Road – Band A
- 1 Avenue Place – Band C
- 3 Avenue Place – Band B
- 5 Avenue Place – Band B

2A REDCAR ROAD - 63 square metres

A Spacious two bedroom first floor flat with generous bay fronted lounge, kitchen with a good range of modern fitted units, two bedrooms, bathroom with a white suite, gas central heating and double glazing.

VIRTUAL TOUR 2A REDCAR ROAD - <https://my.matterport.com/show/?m=ZmXGQrSw4t9>

2B REDCAR ROAD - 42 square metres

A spacious one bedroom ground floor flat comprising, lounge, kitchen with a range of fitted units, double bedroom, shower room, useful storage, gas central heating and double glazing.

1 AVENUE PLACE - 66 square metres

A modern and contemporary two bedroom mid-terrace house with open plan lounge dining room, kitchen, utility room, ground floor bathroom with white three-piece suite, useful storage, two first floor bedrooms, the master with en-suite shower room, storage, additional first floor WC, gas central heating and double glazing.

3 AVENUE PLACE - 53 square metres

A modern and contemporary one bedroom mid terrace house with open plan lounge/dining room, kitchen, ground floor bathroom with white three piece suite, useful storage, first floor master bedroom with en-suite shower room, storage, gas central heating and double glazing.

VIRTUAL TOUR 3 AVENUE PLACE - <https://my.matterport.com/show/?m=i4VPABEyRkN>

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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TOWN CENTRE INVESTMENT PORTFOLIO, TS14 6BZ

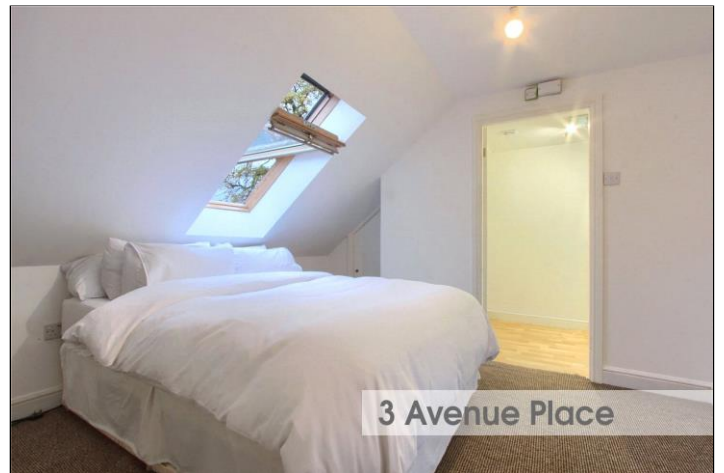
5 AVENUE PLACE - 42 square metres

A modern one bedroom end of terrace house with ground floor double bedroom and bathroom with a white three-piece suite, open plan first floor living accommodation with lounge dining area and kitchen with a modern range of fitted units. Gas central heating and double glazing.

VIRTUAL TOUR 5 AVENUE PLACE -
<https://my.matterport.com/show/?m=VrGr2k1aSk4>

AGENTS REF: - JF/LS/EST230041/23112023

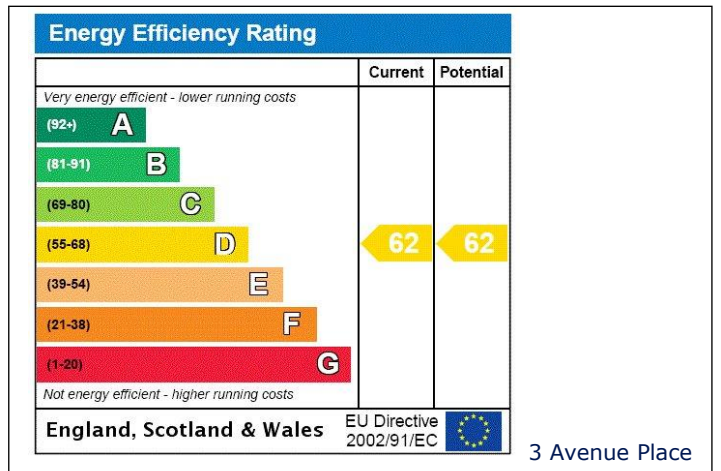
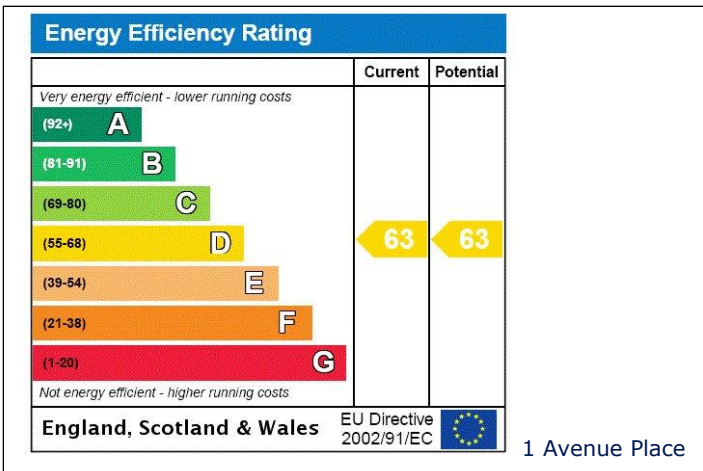
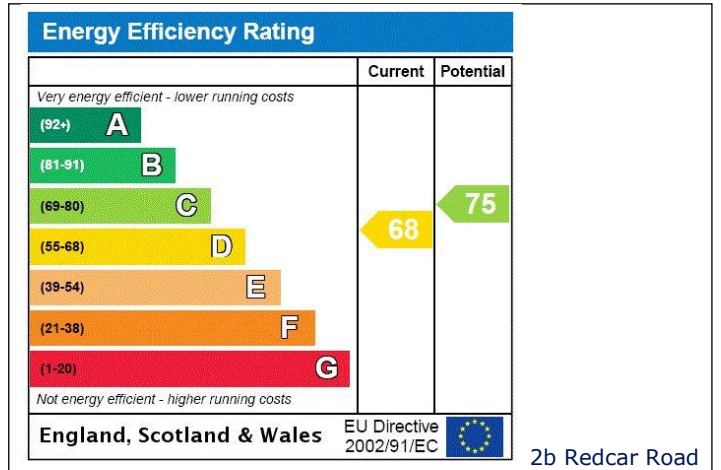
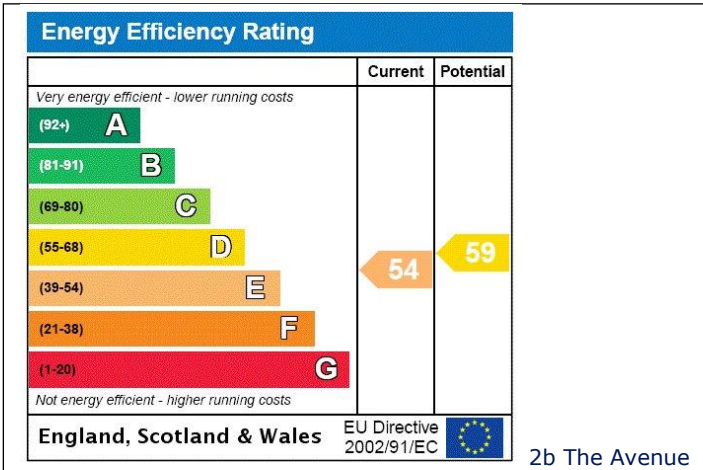
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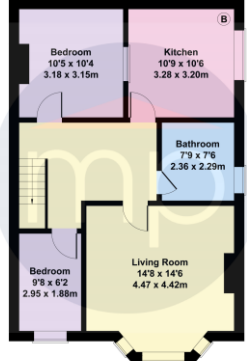


TOWN CENTRE INVESTMENT PORTFOLIO, TS14 6BZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

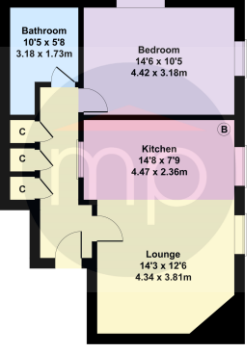
5 Avenue Place

2a Redcar Road
Approximate Gross Internal Area
696 sq ft - 65 sq m



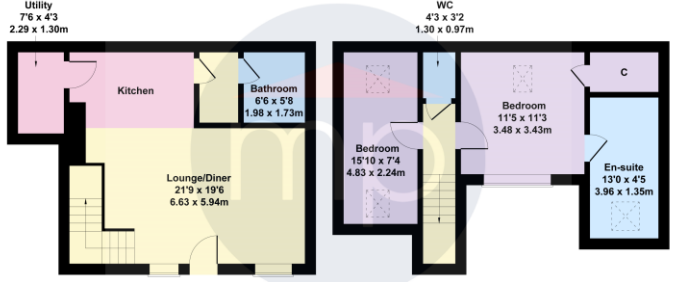
Not to Scale. Produced by The Plan Portal 2023
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2b Redcar Road
Approximate Gross Internal Area
612 sq ft - 57 sq m




Not to Scale. Produced by The Plan Portal 2023
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1 Avenue Place
Approximate Gross Internal Area
883 sq ft - 82 sq m



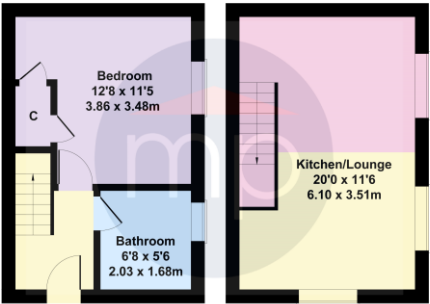
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3 Avenue Place
Approximate Gross Internal Area
603 sq ft - 56 sq m

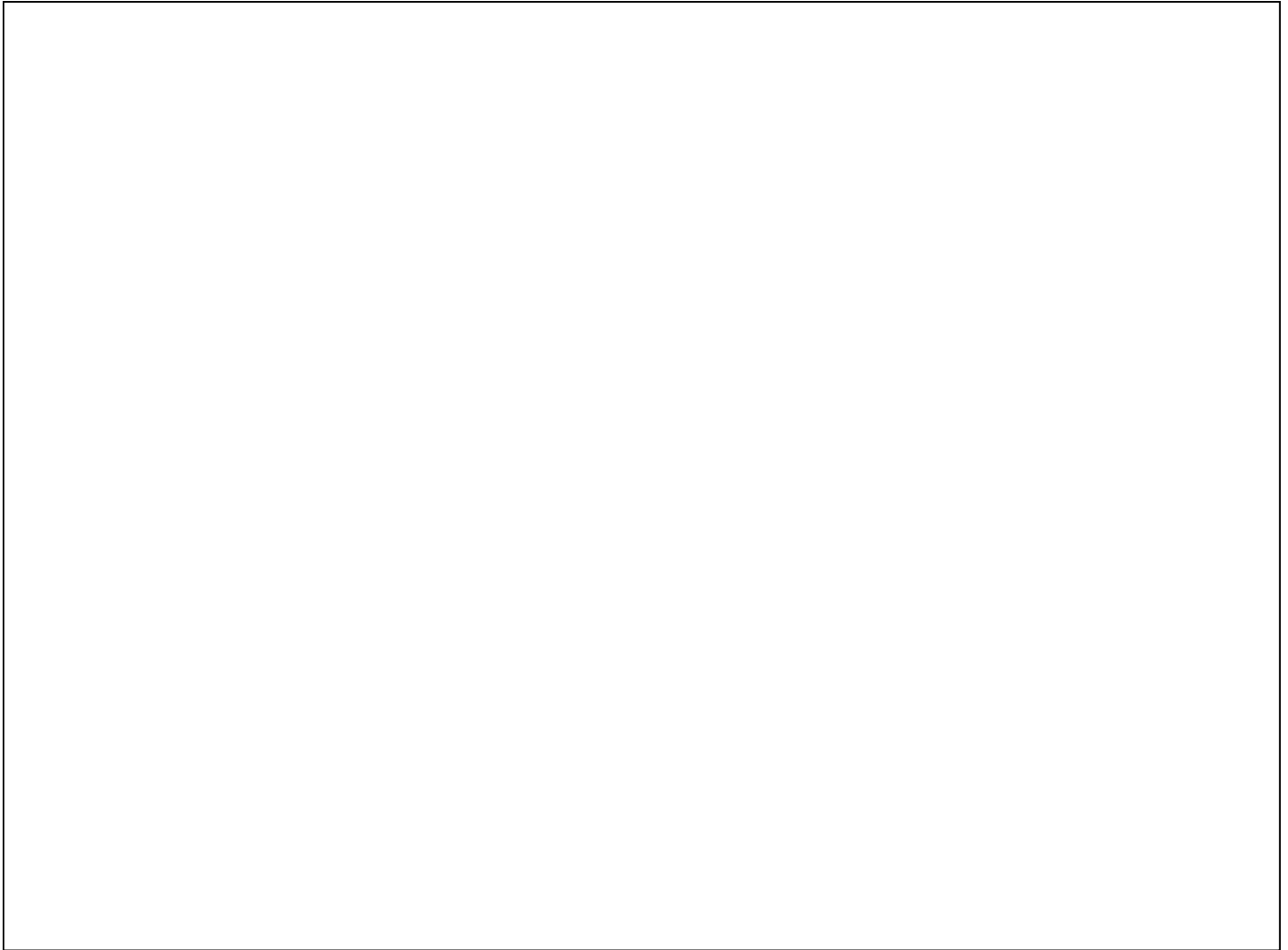


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5 Avenue Place
Approximate Gross Internal Area
517 sq ft - 48 sq m



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