



- ▲ Two (Previously 3) Bed Inner Terrace
- ▲ Gas Central Heating
- ▲ Double Glazing
- ▲ No Onward Chain
- ▲ Rental Yield of 10% (£6900pa)

**£65,000**

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This inner terrace is offered with no onward chain and makes an excellent rental investment with a returning yield of 10% (£6900pa).

## **GROUND FLOOR**

### **ENTRANCE PORCH**

### **LOUNGE/DINER - 7.34m (24'1") (max) x 4.17m (13'8") (max) including stairs**

Double glazed window to front and rear aspects, three single radiators, understairs alcove, access to kitchen.

### **KITCHEN - 1.88m x 4.17m (6'2" x 13'8")**

Double glazed window to rear aspect, door to rear courtyard, wall, floor and drawer units with single stainless-steel sink and drainer, plumbing for washing machine, space for fridge, plumbing for dishwasher, wall mounted Combi boiler, space for range cooker.

### **REAR LOBBY**

With double glazed window to rear aspect.



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**FIRST FLOOR**

**LANDING**

Double glazed window to rear aspect and built-in cupboard.

**BEDROOM 1 - 4.17m (13'8") (max) x 4.17m (13'8") (max)**

This room has previously been two and could be easily separated as there are two double glazed windows to the front aspect and two single radiators.

**BEDROOM 2 - 2.92m x 2.34m (9'7" x 7'8")**

Double glazed window to rear aspect and single radiator.

**BATHROOM**

Double glazed window to rear aspect low-level w.c., pedestal wash handbasin, P' shaped bath with shower over. Single radiator.



**EXTERNALLY**

**ENCLOSED COURTYARD**

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

**AGENTS REF:** - LJ/GD/STO240069/06022024



**Council Tax Band:** A      **Tenure:** Freehold

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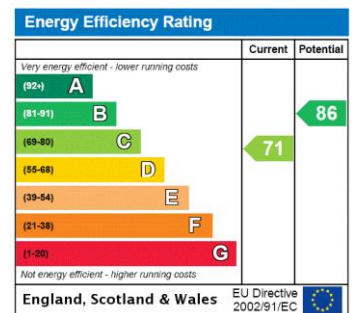
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