





## PROPERTY DESCRIPTION

!! Investment Opportunity !! Offered for sale with the current long standing tenant in situ and sure to catch the eye of anyone looking for a buy to let investment. The current rent is £550PCM and the tenants have been in place March 2023. The property was been tastefully renovated throughout, and the accommodation comprises: one welcoming reception room, an eye catching modern kitchen, storage cellar, three first floor bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heated and is Upvc double glazed throughout. There is low maintenance rear yard. EPC - D. Council Tax Band - A. All the relevant tenancy certificates are in place. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Offered for sale the current, long standing tenant in situ
- All the relevant certificates are in place
- Current rent is £550PCM
- Tenants have been in place since March 2023 and wish to stay on
- One welcoming reception room
- Eye catching modern kitchen
- Storage basement/cellar
- Three first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - D
- Council Band - Tax A
- Early viewing a must!





## ROOM DESCRIPTIONS

### GROUND FLOOR

Entrance Hallway

Living Room

Dining Kitchen

Cellar

### FIRST FLOOR

Bedroom1

Bedroom2

Bedroom3

Bathroom

### EXTERNAL

Enclosed Yard

### Further Information

#### Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is circa £1.05.

Mobile and broadband services are offered by a number of companies, and ultrafast is available.

The property is located in an area considered low risk for surface water flooding.

Council Tax Band - A

EPC - D

The property is currently under our management service and we will be happy to answer any questions relating to the tenancy.

