

£85,000 Leasehold



8 Colbran Street, Burnley, Lancashire  
BB10 3DP



## PROPERTY DESCRIPTION

!! Investment Opportunity !! This well presented two bedroom mid terrace home is found on the ever popular Colbran Street and is offered for sale with the current tenant in situ. The tenant moved in over 11 years ago, and is paying £550pcm. The generous living accommodation comprises of: two separate reception rooms, a modern fitted kitchen, two spacious bedrooms to the first floor and a modern three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a low maintenance yard to the rear. All the relevant certification is in place. Council Tax - Band A. EPC - E. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Offered for sale with the tenant in situ
- Tenant currently paying £550PCM and has been in situ for over 11 years
- Well presented accommodation on offer
- Two separate reception rooms
- Modern fitted kitchen
- Two first floor double bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance yard to the rear
- EPC - E
- Council Tax Band - A
- Early viewing is a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

4.19m x 3.94m (13' 9" x 12' 11")

#### Lounge

4.04m x 3.94m (13' 3" x 12' 11")

#### Kitchen

3.02m x 1.83m (9' 11" x 6' 0")

### First Floor

#### Bedroom One

3.91m x 3.33m (12' 10" x 10' 11")

#### Bedroom Two

4.01m x 2.54m (13' 2" x 8' 4") .

#### Bathroom

### Outside

#### Yard

Low maintenance rear 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 £1.05 per year.

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.

EPC - E

Council Tax - Band A

