



## Buy ·

this three/four bedroom traditional mid terrace rental investment opportunity with rear garden and cellar in a sought after and popular location.

## from Spencer.

- · Available with no chain
- Rental Investment tenanted to June 26
- Traditional 3/4 bedroom terrace
- · Off shot kitchen
- Separate dining room with cellar access
- · Private rear garden area
- £105 PPPW currently rented to three occupants (£16,380per annum)
- . Council Tax Band- B
- EPC Rating-E
- What3words///doing.hours.river











£255,000







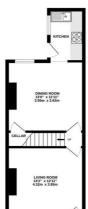


## Floorplan

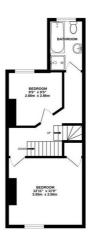
CELLAR 186 sq.ft. (17.3 sq.m.) approx.

CELLAR 130" x 11'9" 3.95m x 3.58m

GROUND FLOOR 391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR 380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR 209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every altering has been made to ensure the accuracy of the floright contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, specimism and applicance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Viewing: Via the Agents

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