

**\*GUIDE PRICE £35,000–£40,000**

| RESIDENTIAL INVESTMENT

- **Two bedroom inner terrace**
- **Long established Shorthold Tenancy**
- **£400 per calendar month (£4,800 per annum)**
- **uPVC double glazing**
- **Replacement roof covering**
- **Requires some updating**
- **Attractively priced to ensure sale**

**Ground Floor**

Sitting Room  
Dining Room  
Kitchen

**First Floor**

Landing  
Two Bedrooms  
Bathroom / WC

**Outside**

Forecourt  
Rear garden

**Tenancy Details**

The property is currently let at £400 per calendar month by way of a long established Shorthold Tenancy dating from 24 November 2008

**EPC Rating D**

A full copy of the EPC will be available to view via our website

**VIEWING** External inspection only  
**SOLICITORS** Lupton Fawcett LLP  
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