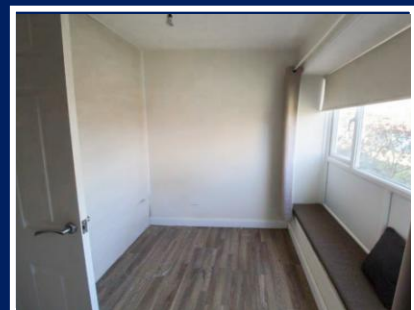
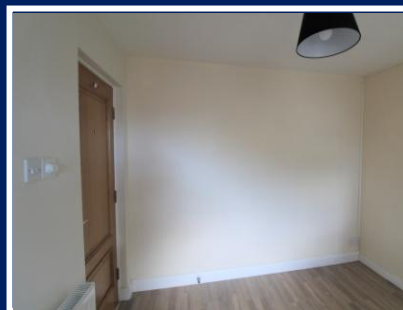




Bamburgh Drive, Pegswood  
£35,000



**LENNON**  
PROPERTIES  
SALES | LETTINGS | MANAGEMENT | COMMERCIAL



## Bamburgh Drive, Pegswood

We are pleased to welcome to the sales market this rental property and to be sold with tenant in situ achieving £350pcm with a 12% yield. This one bedroom studio flat is situated in the ever so popular location in Pegswood, Bamburgh Drive. The property is close to all local amenities and bus routes to neighbouring towns. The property briefly comprises; communal entrance, open plan lounge and kitchen with fitted appliances, bedroom and shower room. Externally is communal gardens mainly laid to lawn. We expect a high level of interest in the property and would recommend an early viewing to avoid disappointment.

### LOUNGE/KITCHEN

Open plan lounge kitchen with electrical sockets, washing machine, integrated oven and hob, double glazed window to gardens, stainless steel sink and drainer unit with mixer tap, radiator

### BEDROOM

Double glazed window to gardens with a lovely seating area

### INNER HALLWAY

Storage cupboards housing boiler

### SHOWER ROOM

Double glazed frosted window, shower cubicle with shower over, low level w.c, wash hand basin, tiled walls and floor, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	76   c
55-68	D		
39-54	E		
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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