TRACE PRPERTY

Asking Price £130,000 Freehold

BUDE . CORNWALL







2 Victoria Street

Holsworthy, Devon, EX22 6AD









EPC Rating TBC

Council Tax Band A

Key Features

2 bed terraced house

Fantastic buy to let or first time buy

Requires re decoration throughout

Town centre location

Parking for two small cars

Original exposed beams

Close to amenities

Would achieve around £725pcm

Electric heating

Great quality uPVC double glazed windows

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Ground Floor

Entrance Hall

With stairs to first floor and door to:

Living Room (open plan) 4.54m x 3.08m

A spacious light open plan room to kitchen/dining room. Large uPVC front aspect window, electric night storage heater, BT point, TV ariel and understairs cupboard.

Kitchen/Dining Room 4.11m x 3.20m

A good sized kitchen with ample base and wall units, roll edge work surface over, stainless steel sink unit with mixer tap, space and plumbing for washing machine, electric double oven with stainless steel extractor hood over. Night storage heater and tiled floor.

First Floor

Landing 2.83m x 1.72m

Original exposed beams and doors to:

Spacious, light and airy front aspect double room with uPVC double glazed window, original exposed beams and

night storage heater.

Bedroom Two 3.11m x 2.36m L shaped

A single room to the rear of the property with high level window to bedroom one for natural light and original exposed beams.

Bathroom 2.05m x 1.65m

Comprising white bath with shower over, WC and wash hand basin. Part tiled walls and laminate flooring.

Outside

The property benefits from off road parking for two small cars, located to the left of the property.

Services

Mains water and electricity.

Overview

Fantastic opportunity to purchase this great little project for the perfect buy to let or first time buyers home.

Requiring redecoration throughout, the property consists of 2 bedrooms, open plan kitchen/living/dining room, bathroom, and has the distinct advantage of off road parking for 2 small cars.

Available with no onward chain and would achieve around £725pcm as a buy to let – generating a very attractive yield.

The property is conveniently located on Victoria Street in Holsworthy Town Centre – a popular market town within a short 15 minute drive of Bude and it's award winning beaches.

2 Victoria Street

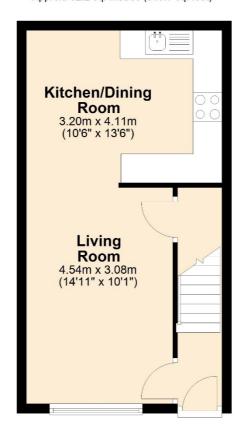
Holsworthy, Devon, EX22 6AD





Ground Floor

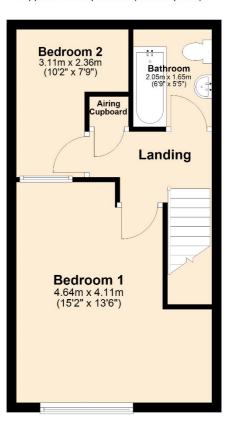
Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor

Asking Price £130,000 Freehold

Approx. 32.2 sq. metres (346.7 sq. feet)



Total area: approx. 64.4 sq. metres (693.4 sq. feet)



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