TRACE PREPERTY BUDE - CORNWALL

Asking Price £130,000 Freehold







2 Victoria Street

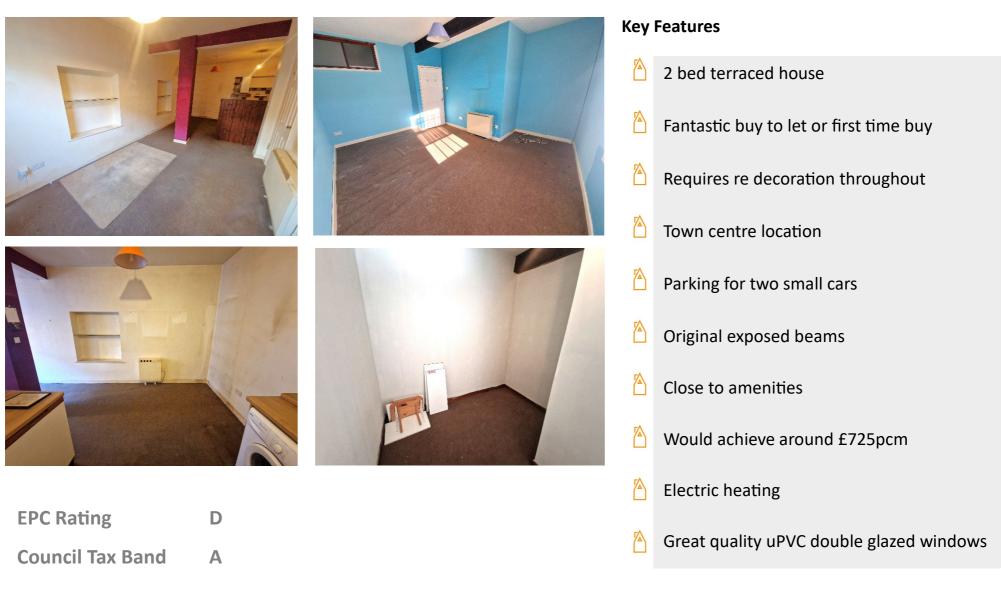
Holsworthy, Devon, EX22 6AD

www.trace-property.co.uk

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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:

Bedroom One 4.64m x 3.08m L shaped

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.

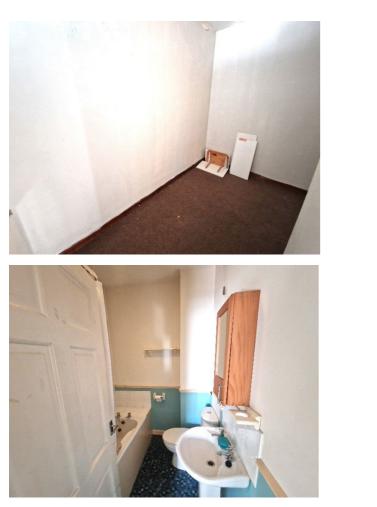
Available with no onward chain and would achieve around £725pcm as a buy to let – generating a very attractive yield.

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.

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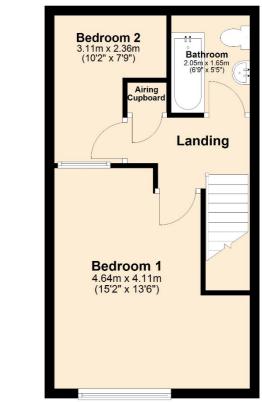
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Approx. 32.2 sq. metres (346.7 sq. feet)
Approx. 3

Image: Second state state

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



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



Consumer Regulations: Trace Property have not tested any apparatus, equipment, fixtures or fittings or services to confirm if they are in working order/fit for purpose. Tenure information is supplied by the vendor and no title documents have been checked. A prospective purchaser should satisfy themselves through their conveyancer or surveyor. Floorplans are for illustrative purposes only and are not to scale. Items/furniture photographed are not included within the sale unless agreed otherwise with the seller by separate negotiation. Property details are produced as a general guide only. We encourage you to check broadband speeds and mobile phone signal by visiting https://checker.ofcom.org.uk

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