

NEW  
INSTRUCTION



£104,950

\*THREE BEDROOMS\* \*NO CHAIN\* \*SEMI-DETACHED\* \*GARDEN\* \*LANDLORDS, INVESTORS & FIRST TIME BUYERS\* \*CLOSE TO LOCAL AMENITIES\*

Townend Estate Agents offer for sale this THREE BEDROOM semi-detached property. Located in a popular residential area, close to a variety of local amenities. Offered with NO ONWARD CHAIN this property would appeal the first time buyers, investors & landlords alike. With landlords expecting a rental income of around £550pcm. Benefitting from a new boiler and a good sized garden this isn't one to be missed.

The property comprises briefly: Entrance, Lounge, Kitchen fitted with a range of base & wall units. Upstairs are THREE bedrooms and the house bathroom, with separate W/C. Externally is a good sized lawn garden to front and rear.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





WARRANTY WHATSOEVER IN RESPECT OF THIS PROPERTY.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| Current                                     | 58      | 72        |

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating  | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Current   | 52      | 65        |

**England & Wales** EU Directive (2020)