



| Property details                       |                                |
|----------------------------------------|--------------------------------|
| Beds                                   | 2                              |
| Baths                                  | 2                              |
| Parking spaces                         | 1                              |
| Reception rooms                        | 2                              |
| Gardens                                | 1                              |
| Status                                 | Freehold                       |
| Tenure                                 | Sold STC                       |
| Energy efficiency rating               | C                              |
| Energy efficiency                      | Current: 75.0, potential: 93.0 |
| Environmental impact                   | Current: 76.0, potential: 94.0 |
| Investment returns                     |                                |
| Current monthly rent                   | £1101 pcm                      |
| Current rental yield                   | 5.7%                           |
| Potential market value rent            | £1313 pcm                      |
| Potential rental yield                 | 6.8%                           |
| Estimated monthly capital appreciation | -£1658                         |
| Area capital appreciation rate         | -5.0%                          |
| Market dynamics                        |                                |
| Monthly stock turnover                 | 10%                            |
| 5-year net area growth                 | +9%                            |

# Features

Allocated Parking Space to Rear of Property

Council Tax Band C

Tenure Freehold

EPC C (Potential A)

PRICED TO SELL!

En-Suite, Bathroom and downstairs W.C.

Potential Rent £1200 (5.5% Gross Yield PA)

Private Rear Garden

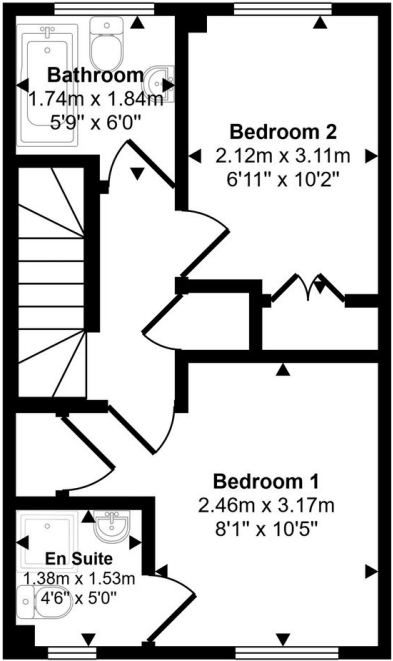
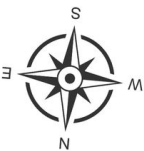
Modern Kitchen Diner

VACANT & CHAIN FREE

PRICED TO SELL! VACANT & CHAIN FREE This well-presented two bedroom mid-terraced house offers an ideal opportunity for first-time buyers, investors, or those seeking a comfortable and modern home. The property is offered vacant and chain free, ensuring a smooth and straightforward purchase process. Internally, the house features a bright and spacious lounge, a contemporary kitchen diner with ample...

View full description at <https://www.moveplaces.co.uk/properties-for-sale/a85a2f12-20c2-4c83-a6ce-3e5ae1c32fce>

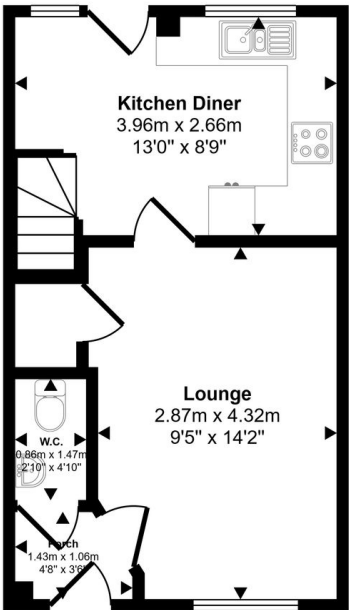
# Floor plans



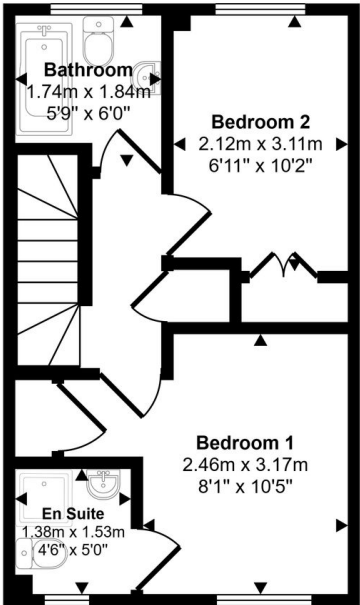
**First Floor**  
Approx 28 sq m / 303 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

**Approx Gross Internal Area**  
56 sq m / 604 sq ft

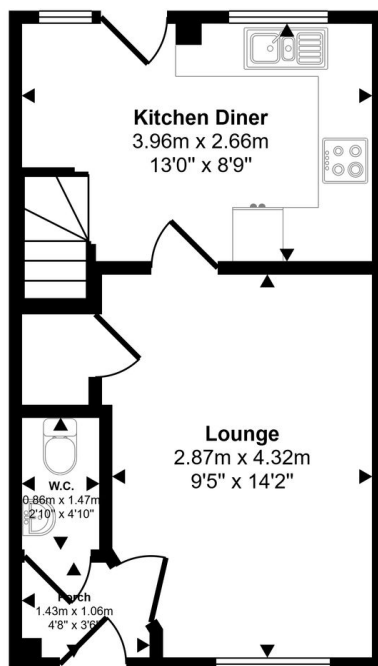
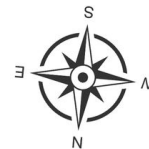


**Ground Floor**  
Approx 28 sq m / 301 sq ft



**First Floor**  
Approx 28 sq m / 303 sq ft

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### Ground Floor

Approx 28 sq m / 301 sq ft

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