



**** THREE BEDROOM TERRACE HOUSE** **PRICED TO SELL****

GD3 Property welcomes this lovely three-bedroom terrace house which is within close distance to the train station, and city center, and is close to local amenities and will be ideal purchase for a first buyer or investment purchase. This property benefits from a lounge with a large bay window, a separate dining room, a fitted kitchen with space for white goods, one large double bedroom and one double bedroom and a single bedroom, and a bathroom with bath and shower. The house also further benefits are gas central heating, an office area in the hallway, and a private southernly facing patio garden.

Investment purchase – Our lettings team has indicated that the monthly rental for this style of property would be around £1200 per month, this would give a yield of 6.12% at the asking price.

Tenure – Freehold
 Council tax band – B
 EPC - D

- Lounge 12'5" x 9'10" (3.8 x 3)**
- Dinning 10'5" x 9'4" (3.2 x 2.85)**
- Kitchen 9'2" x 7'10" (2.8 x 2.4)**
- Bedroom 1 13'1" x 10'9" (4 x 3.3)**
- Bedroom 2 11'9" x 5'10" (3.6 x 1.8)**
- Bedroom 3 9'4" x 7'10" (2.85 x 2.4)**

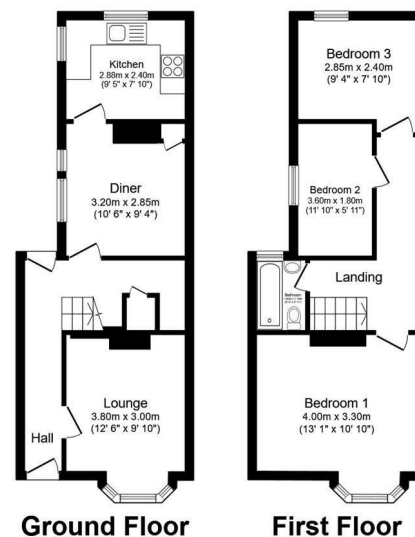
Anti-Money Laundering (Aml)

Anti-Money Laundering (Aml) - Successful buyers will be required to complete online identity checks provided by SmartSearch. The cost of these checks is £60 inc. VAT per purchase which is paid in advance, directly to the agent. This charge verifies your identity in line with our obligations as agreed with HMRC.

Disclosure

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for

the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings, and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.



Total floor area 74.4 m² (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 80-90 kWh/m ² A	82	Very environmentally friendly - lower CO ₂ emissions 80-90 g/kWh A	79
Energy efficient 60-80 kWh/m ² B	64	Environmentally friendly 60-80 g/kWh B	59
Decent energy efficiency 40-60 kWh/m ² C		Decent environmental impact 40-60 g/kWh C	
Some energy efficiency 20-40 kWh/m ² D		Some environmental impact 20-40 g/kWh D	
Low energy efficiency 10-20 kWh/m ² E		High environmental impact 10-20 g/kWh E	
Very low energy efficiency 1-10 kWh/m ² F		Very high environmental impact 1-10 g/kWh F	
Very poor energy efficiency 0-1 kWh/m ² G		Extremely high environmental impact 0-1 g/kWh G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	