



Eastwood Avenue, March
offers in excess of £170,000 **Freehold**

**Sharman
Quinney**

Key Features



- ***BEING SOLD WITH TENANT IN SITU***
- Great Investment Opportunity with 6.32% Rental Yield
- Offered in Great Condition
- Immediate Income for Investors
- Great Size, Enclosed Rear Garden

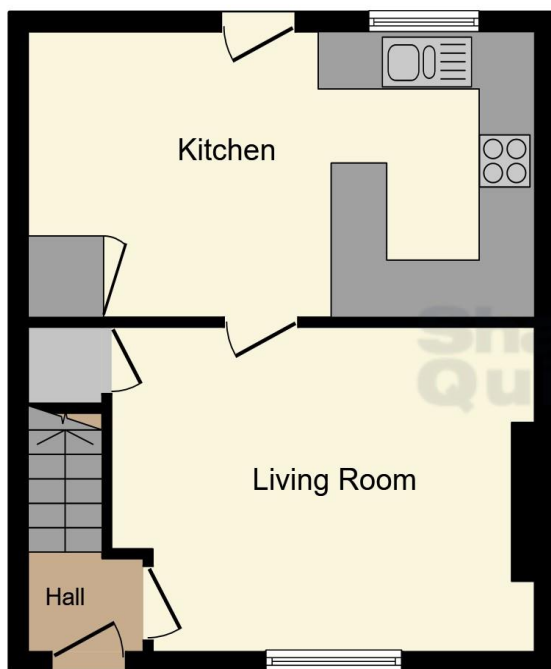
Entrance Hall -
Radiator. Stairs leading to first floor.

Lounge - 4.27m x 3.40m (14' x 11' 2")
Window to front. Radiator. Understairs storage cupboard. TV point. Gas feature fireplace with brick surround and mantel.

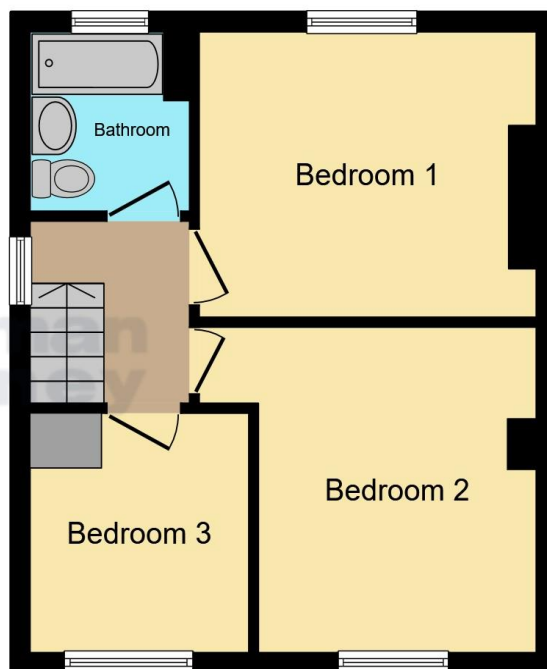
Kitchen/Diner - 5.46m x 2.97m (17' 11" x 9' 9")
Two windows and door to rear. A Range of wall cupboards and base units with tiled splashbacks. Single drainer sink with mixer taps. Brick up and over oven hood. Electric oven. Under counter appliances. Storage cupboard housing wall mounted boiler.

First Floor Landing
Loft access. Window to side.





Ground Floor



First Floor

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

Bedroom One - 3.40m plus recess x 2.79m (11' 2" plus recess x 9' 2")
Window to front. Radiator.

Bedroom Two - 3.25m x 3.07m (10' 8" x 10' 1")
(measured to chimney breast - 11ft 7ins max)
Window to rear. Radiator.

Bedroom Three - 2.41m x 2.41m (7' 11" x 7' 11")
Window to front. Radiator.

Bathroom
Window to rear. Panelled bath with mixer taps.
Tiled walls. Tiled floor. Pedestal wash hand basin. Low level wc. Heated towel rail.

Outside
Front garden is gravelled for off road parking.
Side access to rear garden. Stone areas. Patio seating area and paths. Mainly laid to grass and are enclosed.
Brick built shed (8ft 1in x 7ft 1in) Door to side.
Window to front.

To view this property call Sharman Quinney on:
01354 661166

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 01354 661166

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