

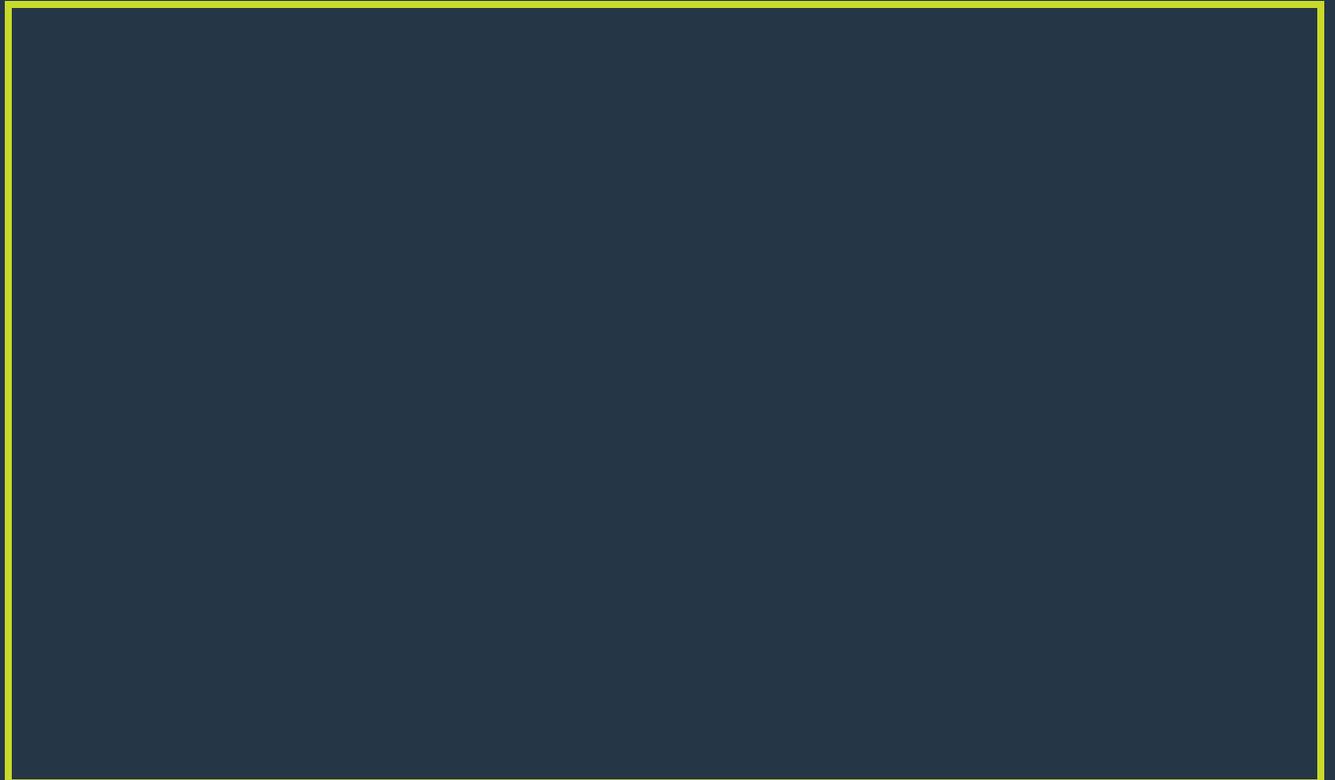
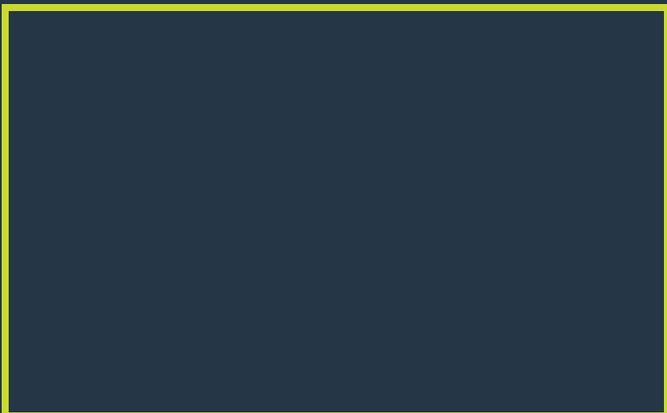


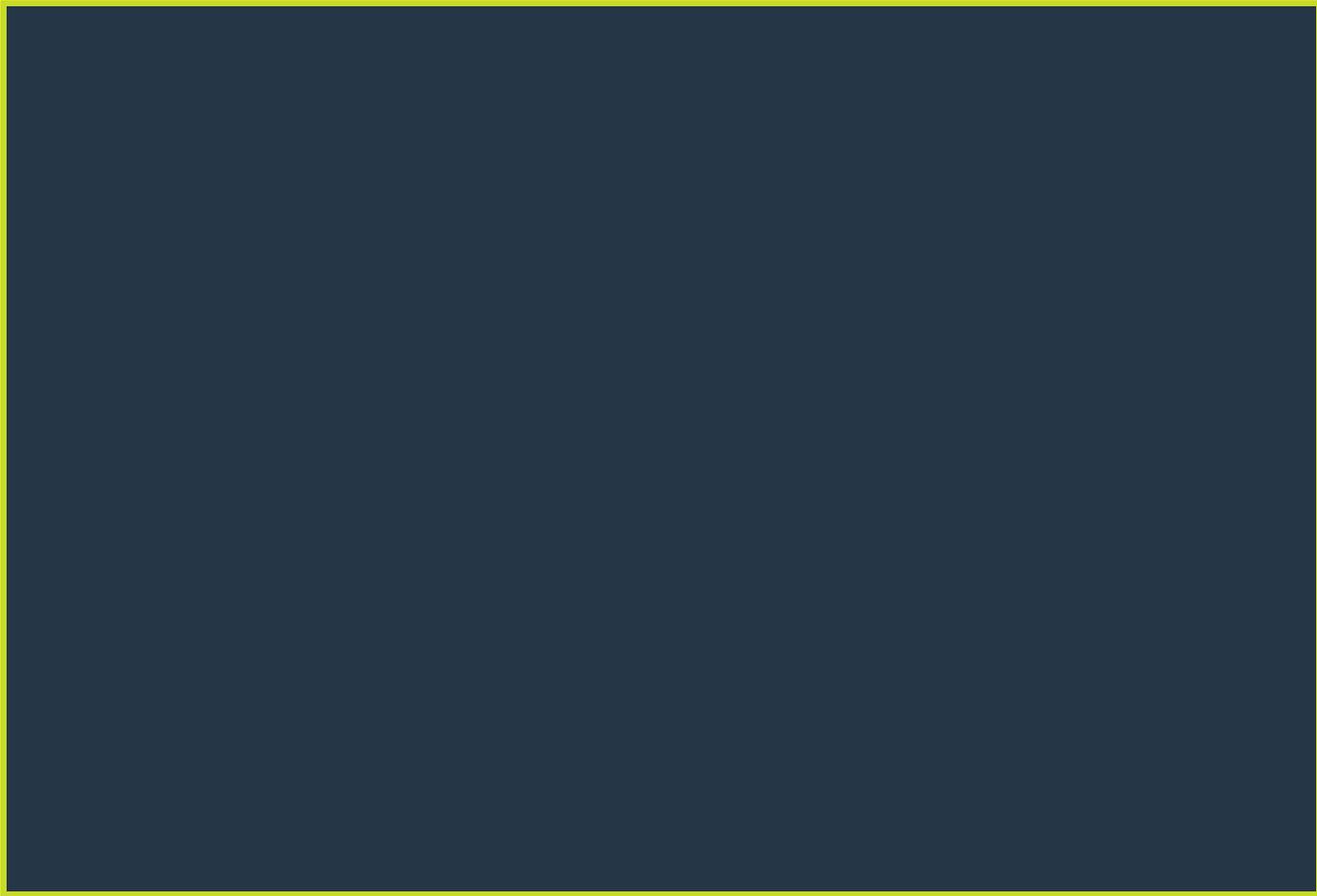
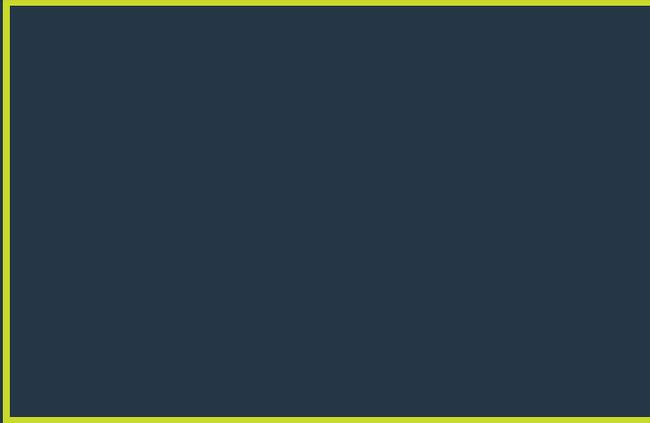
4 Phoenix Street

| WV2 3JT | Offers In The Region Of £199,000

ROYSTON  
& LUND

- 3 Bedrooms
- Spacious Kitchen
- Well-Connected Area
- Council Tax Band - A
- 2 Reception Rooms
- Tenants In-Situ
- Strong Rental Potential
- EPC Rating - D





This well-presented three-bedroom terraced house is a fantastic investment opportunity, sold with tenants in situ and generating a rental income of £750 per calendar month.

The property features a spacious layout, including one large bedroom, one medium-sized bedroom, and a smaller third bedroom, all located upstairs alongside a family bathroom. The long kitchen offers plenty of space for storage and meal preparation, while additional under-stair storage and a small upstairs storage unit provide further practicality.

At the rear, the property benefits from a private garden, offering outdoor space for relaxation. The location is highly convenient, with numerous shops, supermarkets, and amenities all within walking distance. Additionally, Phoenix Park is situated nearby, providing green space for leisure and recreation.

With strong rental potential and long-term tenants already in place, this property is an excellent choice for landlords seeking a hassle-free investment in a well-connected area.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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

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

England & Wales EU Directive 2002/91/EC

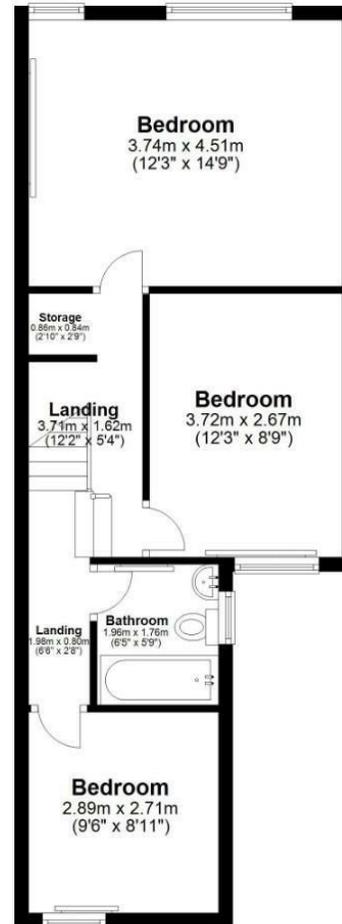
#### Ground Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



#### First Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Total area: approx. 95.9 sq. metres (1031.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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