



Julius Caesar Street, Sunderland

Offers In The Region Of £70,000



Tenure: Freehold



Julius Caesar Street, Sunderland

DESCRIPTION

PLEASE VIEW VIRTUAL & FLOORPLAN * TWO BED COTTAGE
* REAR COURT YARD * NO ONWARD CHAIN * CLOSE TO
LOCAL AMENITIES * COUNCIL TAX BAND - A * EPC - TBC *

Hunters welcome to the market this superb two bedroom cottage on Julius Ceasar Street, Southwick.

Occupying a sought after position in the popular Southwick suburb of the city, set close to the banks of the River Wear. This well maintained cottage, available with no upward chain, offers an exciting opportunity for first time buyers, investor landlords and those who require a stair free living space.

Internal accommodation comprises entrance hall, living room, kitchen, two bedrooms and bathroom.

Benefitting from gas central heating and UPVC double glazing, the property has an enclosed courtyard to the rear.

Within easy walking distance of Southwick Green shopping centre and central to the city centre, A19 and coast, this delightful property is sure to appeal to a wide range of buyers.

Viewings comes highly recommended.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Approximate total area⁽¹⁾
517.1 ft²
48.04 m²

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		85	
		54	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

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