



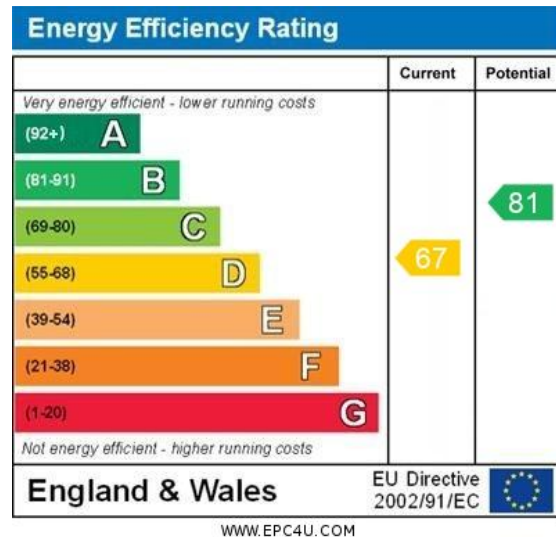
Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Tenure

Freehold

Council Tax Band

A

Contact Details

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Asking Price £49,950

- Calling All Landlords/Investors!!
- Ideal Addition To Rental Portfolio
- Updating Required
- Mid Terrace Property
- Lounge, Kitchen
- 2 Bedrooms
- Shower Room
- Central Heating, Double Glazing
- Yard With Outhouse
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

CALLING ALL LANDLORDS/INVESTORS!!

This mid terrace property would make an ideal addition to a rental portfolio and is situated close to local amenities, transport links and schools. The property is in need of updating which is reflected in the asking price. Internally the property offers lounge, kitchen, 2 bedrooms and shower room. The property benefits from central heating, double glazing and rear yard with outhouse. Viewing is recommended and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor and door to lounge

LOUNGE

11' 3" x 14' 2" (3.43m x 4.33m)

Double glazed window, dado rail, radiator and door to kitchen

KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with taps, cooker point, under stairs storage and walk in pantry

LANDING

Access to loft and doors to –

BEDROOM 1

11' 3" x 11' 2" (3.44m x 3.41m)

Double glazed window, feature fireplace, over stairs storage and radiator

BEDROOM 2

12' 2" x 8' 2" (3.72m x 2.50m)

Double glazed window, picture rail, (boiler) and radiator

SHOWER ROOM

Double glazed frosted window, wet room style shower room with low level w.c, hanging hand wash basin with taps, wall mounted shower, tiled splash, storage cupboard and radiator

YARD

Access gate and outhouse

VIEWINGS

Key accompanied

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £30.00 Inc VAT

** This is non refundable once the AML check has been carried out **

