



## 8 Marlborough Avenue, Hampshire Street, Hull, HU4 6QD

Asking Price £67,500



### INVESTMENT PROPERTY FOR SALE

Good-sized 2-bedroom house with current tenant in situ who have a proven track record of paying on time and in full.

Property comprises of good-sized lounge, large kitchen through to a downstairs bathroom with bath & shower, small yard to the rear & 2 double-bedrooms.

Current tenants paying £500pcm, producing a gross yield of 8.9%.

### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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