



Marshall Terrace, Durham, DH1

£220,000



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EPC rating: C

- Investment Opportunity
- Let for the 25/26 academic year
- Turnkey Properties

- Combined Rental Income of £29,080.00 PA
- 3 Bed Semi Detached Home & A

Description

We are delighted to bring to market this buy-to-let opportunity consisting of a three-bedroom semi detached home and one bedroom annexe both of which are currently tenanted until end of June 2025. Both properties are achieving a joint rental income of £29,080.00 per annum inclusive of utilities. There are lets in place for both properties for the 25/26 academic year also with a combined rental income of £29,080.00 per annum inclusive of bills.

The three bedroom property is currently fetching £17,680.00 per annum inclusive of utilities. **The property does not benefit from article 4 and therefore is currently let to two tenants.**

The annexe is currently achieving £11,400.00 per annum inclusive of utilities.

This investment opportunity is a fantastic option for investors looking to add to their existing portfolio or those aiming to enter the property market. The floorplan of the three bedroom semi detached property includes a porch, entrance hallway, living room and open plan kitchen & dining room. To the first floor lie two double bedrooms, bathroom and an office / study room. The one bedroom annexe has a floorplan comprising an open plan kitchen and living room, single double bedroom and ensuite.

The properties are to be sold with all current furniture, fixtures and fittings present.

To the exterior lies a gated front garden with a stone paved walkway providing access to both the annexe and private rear garden.

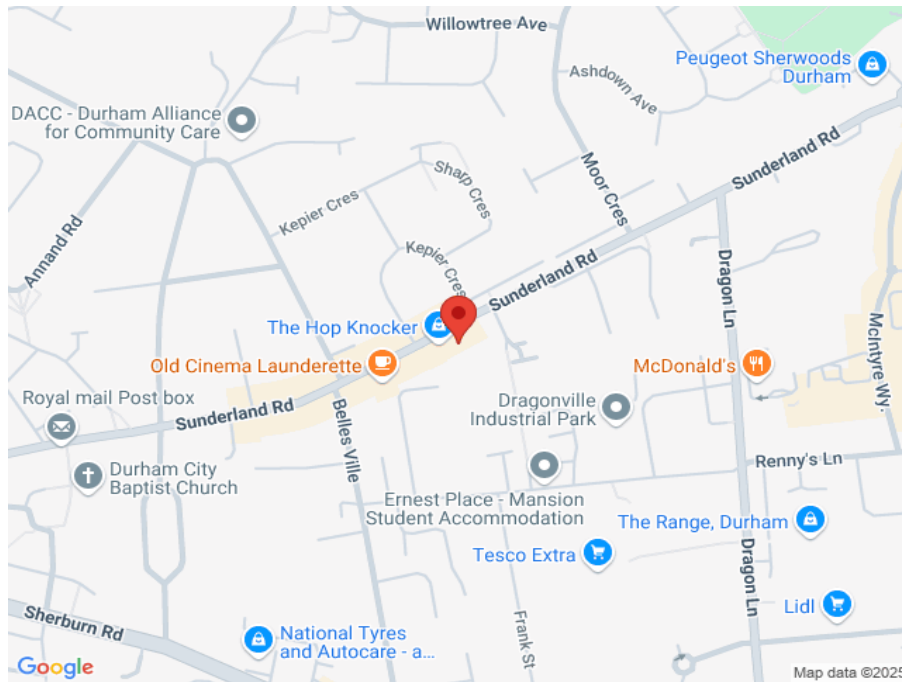
Floorplan



Photographs



Map



Notes