

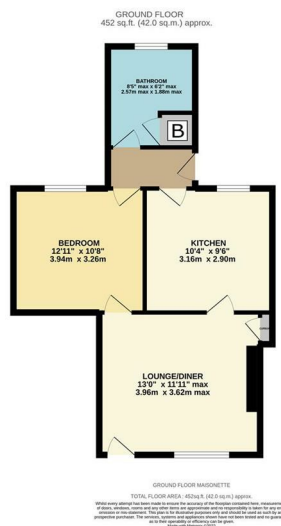
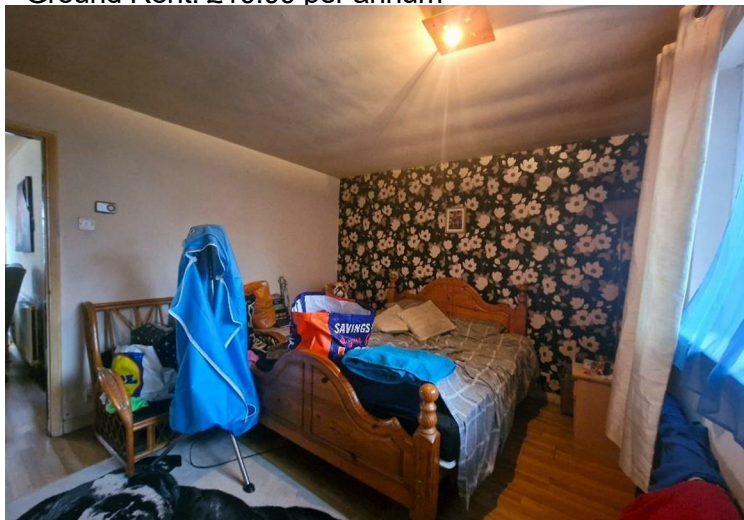
**Goring Road
Stoke
Asking Price £80,000**



The property requires modernisation, and the asking price reflects this, providing an excellent opportunity for buyers to add value. It is currently tenanted, generating a rental income of £525.00 per month from 5th June 2024. The property is being sold with the tenants in situ, making it most suitable for investors.

Lease: Approx. 100 years remaining
Service Charge: Approx. £600.00 per annum
Ground Rent: £10.00 per annum

- EPC Rating: D
- Ground Floor Maisonette
- One Bedroom
- Lounge
- Kitchen/Diner
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- Ideal Investment or First Time Buyer
- Leasehold - Approx. 100 Years Remaining
- Currently Tenanted At A Rental of £525.00pcm



PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Leasehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

Elite Property
Sterling House, 112 Walsgrave Road, Stoke, Coventry, West Midlands, CV2 4ED
Tel: 024 7665 2200
www.eliteproperty.co

Energy Efficiency Rating

Very energy efficient - lower running costs

(82-91) **A**

(61-81) **B**

(49-60) **C**

(39-48) **D**

(29-38) **E**

(21-28) **F**

(1-20) **G**

Not energy efficient - higher running costs

68 **76**

England & Wales

EU Directive 2002/91/EC