



3 Lanceby Row

, Newcastle Upon Tyne, NE5 2FF

Offers in excess of £120,000

**** BEING SOLD WITH A TENANT IN SITU ****. OFFERS ARE INVITED ON THIS MODERN (2018) AND WELL PRESENTED 'KEEPMOAT HOMES' BUILT TERRACED PROPERTY WHICH IS OFFERED FOR SALE ON A 'LET' BASIS WITH A TENANT IN SITU - PAYING £8,280 PER ANNUM (£690 per Month) THUS CREATING A YIELD OF 6.9% - ALBEIT ARGUABLY THE CURRENT MARKET VALUE RENT IS MORE £750 - 800 PCM WHICH WOULD HAVE A YIELD IN THE REGION OF 7.5% +. THE PROPERTY OFFER A LOUNGE, KITCHEN, DOWNSTAIRS W.C., WITH TWO FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM. THERE ARE GARDENS TO THE REAR WITH OFF STREET PARKING TO THE FRONT. WE FEEL THE PROPERTY IS IN AN IDEAL LOCATION FOR COMMUTING DUE TO THE CLOSE PROXIMITY TO THE A1 AND A69 ROADLINKS AS WELL AS BEING LESS THAN 5 MILES TO NEWCASTLE CITY CENTRE.

- EPC RATING 'B' - DUE 7/2/2028
- EICR IN PLACE AND DUE 22/1/2028
- CP12 IN PLACE 25/11/2025
- The working tenant has been in situ since 12/5/2018
- A buyers premium is payable on purchasing this property - 2% + VAT payable on completion
- **** THIS IS ONE OF TWO PROPERTIES BEING SOLD BY THE SAME OWNER IN THE SAME DEVELOPMENT. THEY WOULD BE POTENTIALLY FLEXIBLE IF SOMEONE WAS TO OFFER TO BUY BOTH AT THE SAME TIME ****
- SERVICE / MAINTENANCE CHARGE OF £197.82 pa. FOR UPKEEP OF THE COMMUNAL AREAS

Viewing

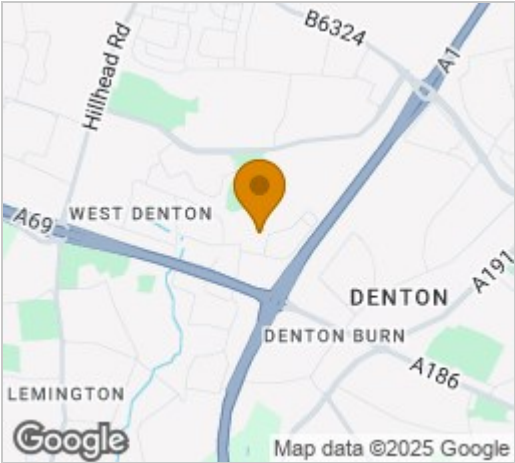
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



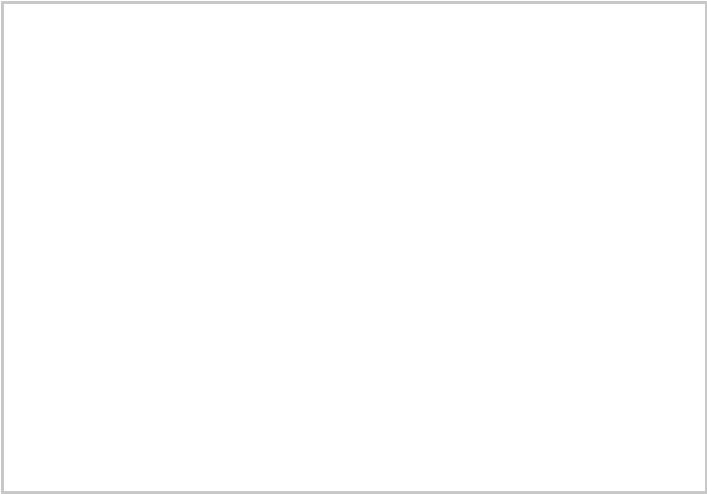
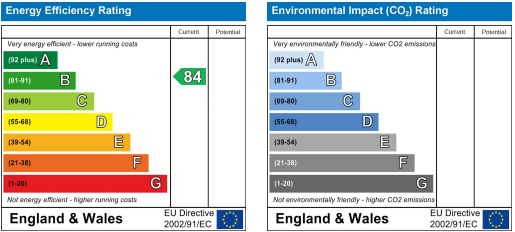
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.