



11, Dunkeld  
Street, Lancaster, LA1 3DQ

11, Dunkeld Street, , Lancaster

## The property at a glance

- Mid Terraced property
- Currently rented out for £470PCM
- Two Bedrooms
- Family Bathroom
- Lounge & Kitchen
- Yard to the rear
- Freehold
- Council Tax Band A
- EPC rating D

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**£115,000**

# Get to know the property



**\*\*INVESTMENT OPPORTUNITY\*\*SOLD WITH TENANT IN SITU\*\***

Welcoming to the market, Dunkeld street, an ideally situated two bedroom, mid terraced property. Only a short walk to Lancaster city centre, Williamson Park, Lancaster Royal Infirmary and a variety of local schools. Viewing highly recommended.

More information on this property to follow..

## **Ground Floor**

### **Vestibule**

UPVC entrance door.

### **Reception Room**

11'3 x 8'8

UPVC double glazed window, central heating radiator and door to kitchen.

### **Kitchen**

11'2 x 10'11

Wall and base units, laminate worktops and stainless steel sink and mixer tap.



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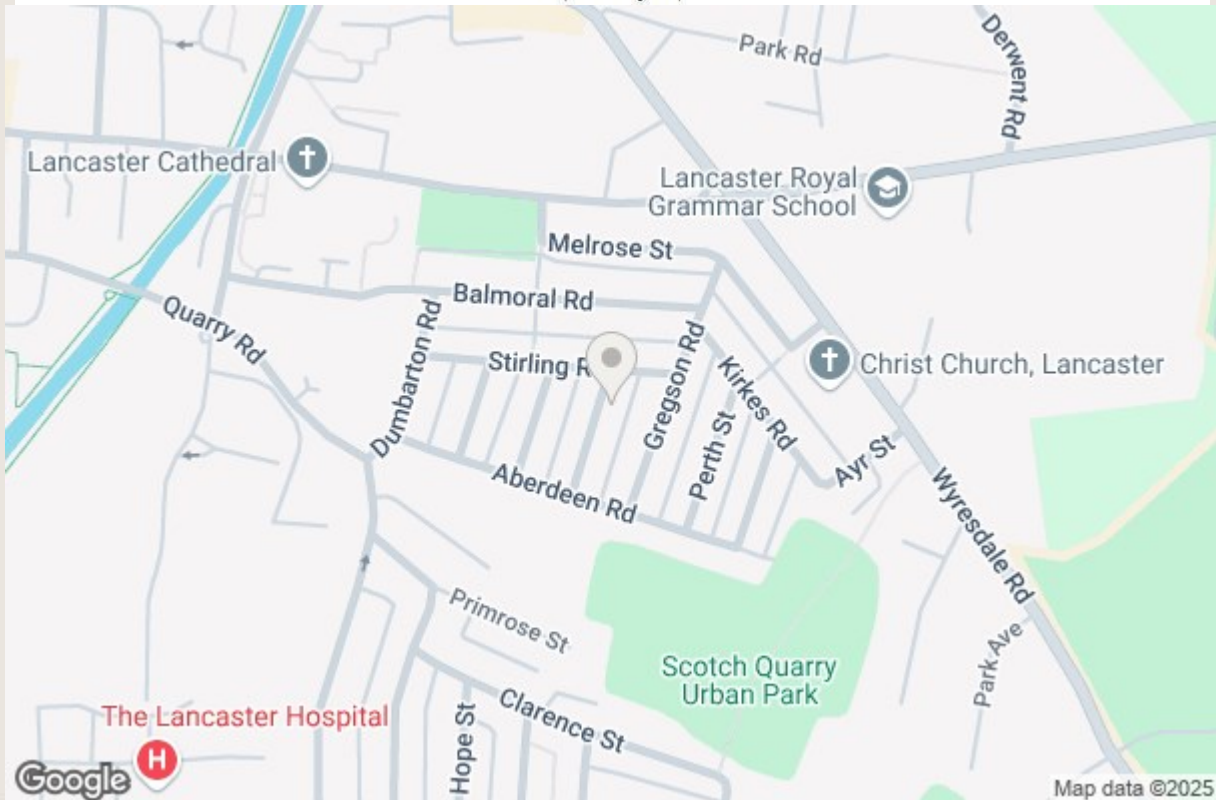
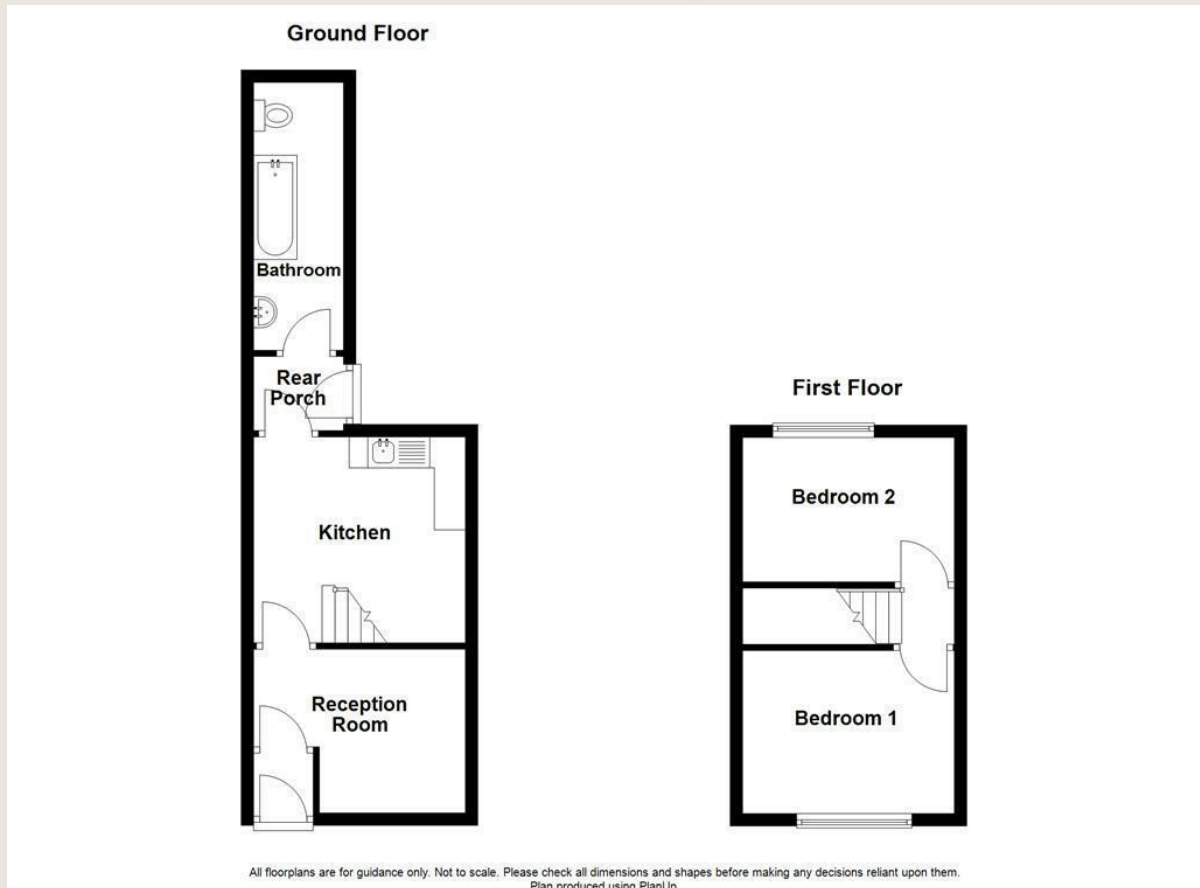
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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