

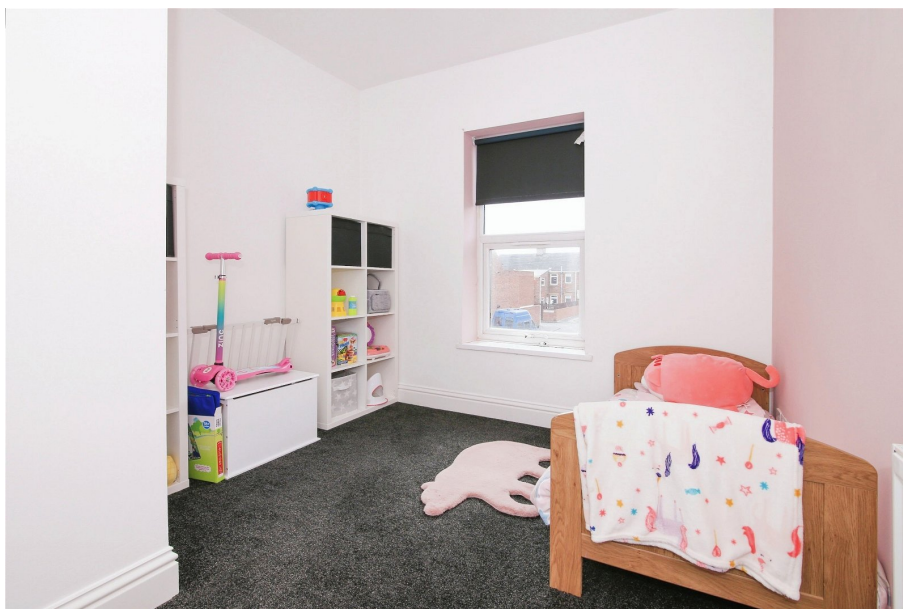




## 64 Rothesay Terrace

Offers Over £65,000

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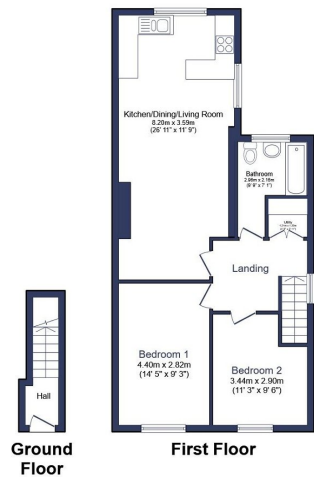
- Period Maisonette
- Two Double Bedrooms
- Substantial Open Plan Kitchen/Living Area
- Utility Cupboard
- No Onward Chain
- First Floor
- Modern Three-Piece Family Bathroom
- Huge Loft Space With Drop Down Ladder
- Gated Allocated Parking
- Fantastic Proportions





Probably one of the largest first floor maisonettes in this location, this chain free property comes to market in great decorative order throughout with key attractions that include two double bedrooms, a modern family bathroom, a substantial open-plan kitchen/living room, a separate utility cupboard as well as a massive loft space for all of your storage needs.

Located within close proximity of local amenities as well as upcoming rail connections to Newcastle, this property could well be one of the best 'first time buyer' homes available to buy or investment opportunities, with a rental yield in excess of 11%.



Total floor area 68.9 m<sup>2</sup> (742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1707329, 1144 Energy performance certificate (EPC) - Flat in energy certificate - GYKXK

Energy performance certificate (EPC)		
64, Rothney Terrace BEDFORD MK43 9JY	Energy rating <b>D</b>	Valid until: 25 August 2029 Certificate number: 8440-6728-7460-1126-9222
Property type	Top-floor flat	
Total floor area	62 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-what-are-the-requirements-for-letting-property-minimum-energy-efficiency-standards-guidance).

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/8440-6728-7460-1126-9222?year=2024>

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