



Edinburgh Drive

Kirton, PE20 1JQ

£119,000

This ground floor flat represents an excellent investment opportunity, with the added advantage of having tenants already in place. Boasting two bedrooms and a spacious lounge, it provides comfortable living spaces suitable for tenants' needs. The fitted kitchen comes complete with ample storage units, ensuring convenience for daily use. Additionally, the property features a bathroom for residents' personal care. A significant benefit of this property is the included parking space, adding convenience and value for both tenants and future investors. Don't miss out on this ideal investment property with reliable tenants already in situ.



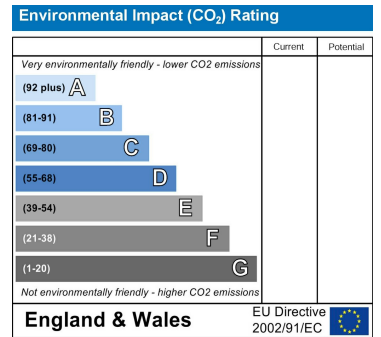
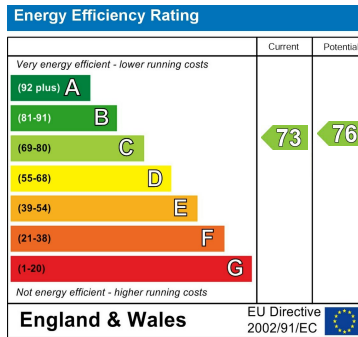
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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".