



Attention Investors!!! Ready to purchase with no forward chain and vacant possession this property is an excellent investment purchase. The property is located central to Stockton Town Centre with shops, bus routes and local amenities not too far away. The property comprises of an entrance, great size lounge/dining area, a modern fitted kitchen and bathroom on the ground floor. The upper level has two double sized bedrooms. The house benefits from having double glazing and gas central heating.

Camden Street, Stockton-On-Tees, TS18 3LA
2 Bed - House - Mid Terrace
£65,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



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ENTRANCE PORCH

Via uPVC front door with carpet.

LOUNGE

Three radiators, double glazed window to front aspect, double glazed window to rear aspect, coved ceiling and stairs leading to upper floor.

KITCHEN

Double glazed window to side aspect, double glazed door to side aspect, extractor fan, boiler, spot lights, cupboard and access to bathroom.

BATHROOM

Bath, shower, wash hand basin, WC, double glazed window to side aspect, tiled flooring and radiator.

LANDING

Double glazed window to rear aspect, carpet and loft access.

BEDROOM 1

Double glazed window to front aspect, radiator, carpet and coved ceiling.

BEDROOM 2

Double glazed window to rear aspect, cupboard, coved ceiling, radiator and carpet flooring.



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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