



An excellent investment opportunity collecting an average yield 7-8% has come to the market. This property is close to all amenities, shops and bus routes. Comprising of an entrance hallway, good size open plan living/dining room, fitted kitchen on the ground floor. The upper floor has two double bedrooms and a spacious bathroom. Externally an enclosed rear yard and street parking.

Marlborough Road, Oxbridge, Stockton-On-Tees, TS18 4DB

2 Bed - House - Mid Terrace

£79,950

EPC Rating: E

Council Tax Band: A

Tenure:



Marlborough Road, Stockton-On-Tees, TS18 4DB

Entrance Hall

9'1 x 3' (2.77m x 0.91m)

Carpet, front elevation door and 1 x radiator.

Lounge

22'9 x 10'8 (6.93m x 3.25m)

1 x double glazed front window, carpet flooring, 1 x radiator and wall mounted electric fire.

Dining

Carpet flooring, 1 x rear double glazed window and 1 x radiator.

Kitchen

14'11 x 6'6 (4.55m x 1.98m)

1 x side door, 1 x rear double glazed window, 1 x side double glazed window, gas hob/oven, wall and base units.

Storage cupboard.

Landing

3'5 x 5'3 + 2'7 x 6'4 (1.04m x 1.60m + 0.79m x 1.93m)

Split level, carpet flooring, loft access and 1 x side double glazed window.

Bathroom

7'1 x 6'4 (2.16m x 1.93m)

Bath, w/c, wash hand basin vanity and 1 x rear double glazed window.

Bedroom

10' x 12'9 (3.05m x 3.89m)

Carpet flooring, double glazed window and 1 x radiator.

Bedroom

12'6 x 7'2 (3.81m x 2.18m)

Carpet flooring, double glazed window and 1 x radiator.

External

Rear Yard

Street Parking



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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		53	74
		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY
 01642 607555
 stockton@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

