

CLARKE | MUNRO

ESTATE AGENTS

1 Cobham Street, Middlesbrough, TS1 4LQ



Price: £85,000



01642 245 796
visit clarkemunro.com for details

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Key Features:

- INVESTMENT OPPORTUNITY
- 3 RENTABLE ROOMS
- MODERN KITCHEN AND SHOWER ROOM
- CALL 01642 245796 TO MAKE AN APPOINTMENT



Property Description:

Clarke Munro welcome to the market this ideal investment opportunity which is currently let via our TS1 Student lettings Department. Boasting three rentable rooms along with communal living space, modern fitted kitchen and shower room. This property is well located for Teesside University and all other amenities. Currently let at £95 per room until September 2024. **Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information**



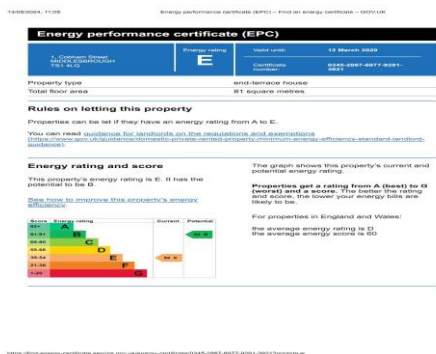
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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