

# CLARKE | MUNRO

ESTATE AGENTS

Borough Road, Middlesbrough, TS1 2ES



Price: £450,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- IDEAL INVESTMENT OPPORTUNITY
- GREAT LOCATION - LESS THAN 5 MINUTE WALK TO UNIVERSITY CAMPUS
- MANAGING AGENT IN PLACE
- 7 ENSUITE ROOMS & 3 STUDIOS
- COMMUNAL LIVING SPACE AND FULLY EQUIPPED KITCHEN
- TENURE - FREEHOLD

## Property Description:

Clarke Munro are delighted to introduce this incredible investment property in a prime TS1 location, along from the University Campus and within walking distance to the town centre. The property consists of 7 en-suite bedrooms which share the communal kitchen, and three studio room with their own shower room and kitchen space. The building in 2024/2025 achieved a rental income of £44,000 giving a potential gross yield of 9.7%. The property further benefits from a large communal space to the ground floor next to the fully equipped kitchen and outside space to the rear of the building. The landlord does pay the electric, water, TV Licence and WIFI bills. The property is managed by TS1 Student Accommodation who will be happy to assist with any enquiries. Ground floor floorplan to follow.



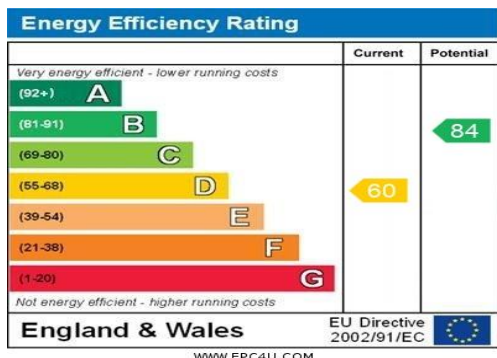
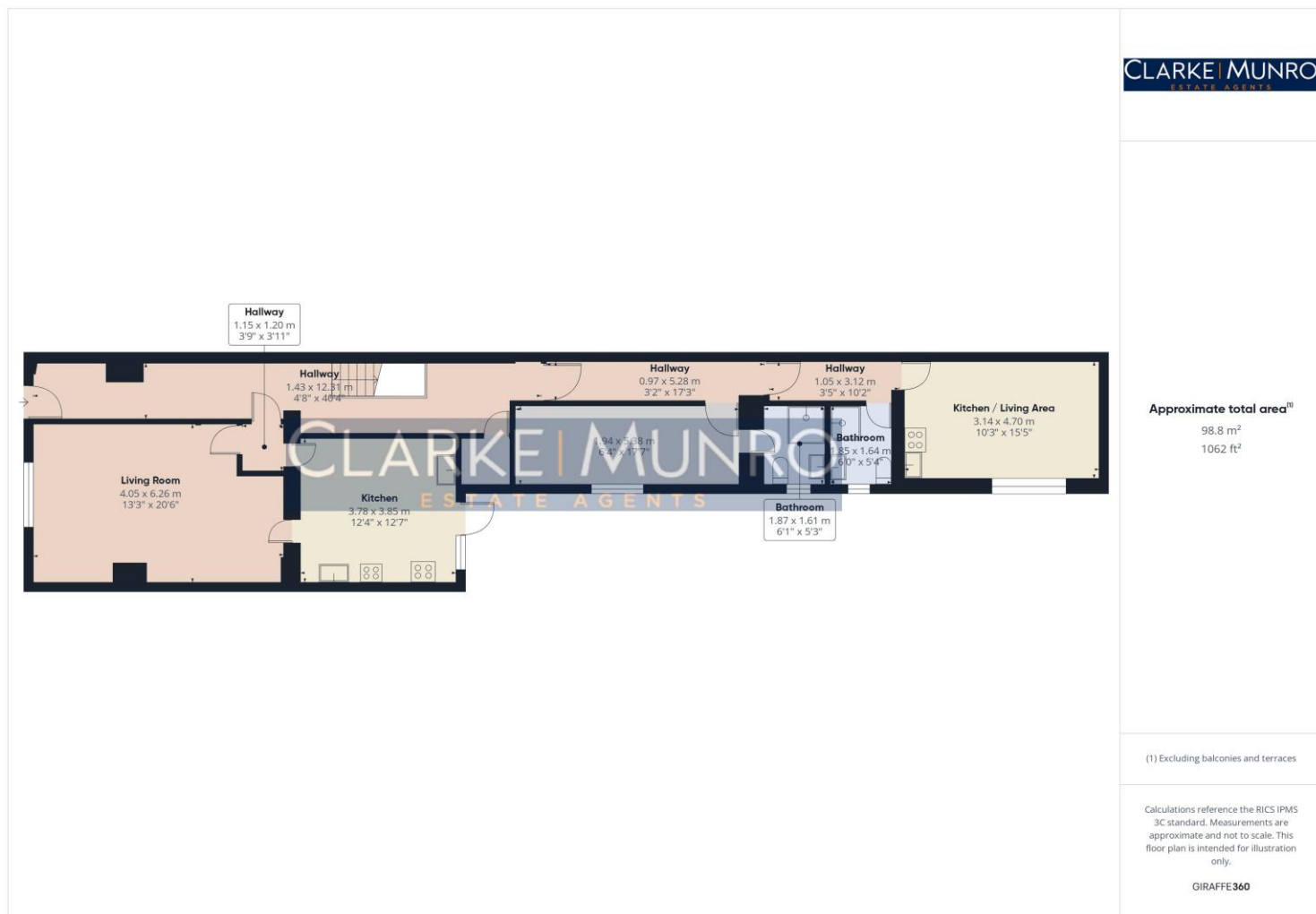
# 126 Borough Road, Middlesbrough, Middlesbrough, TS1

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://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.

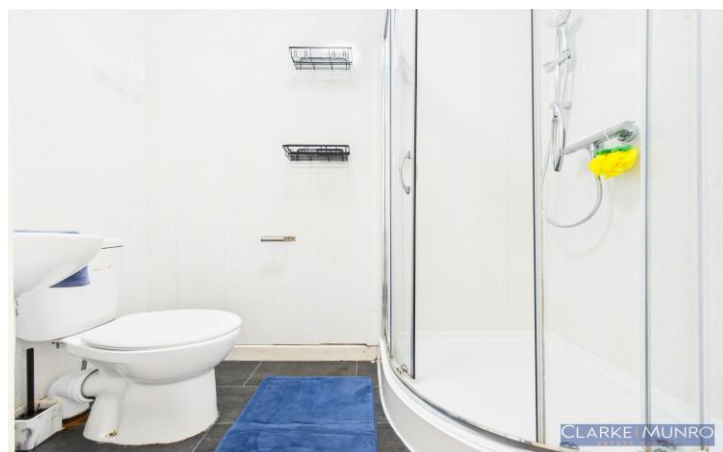
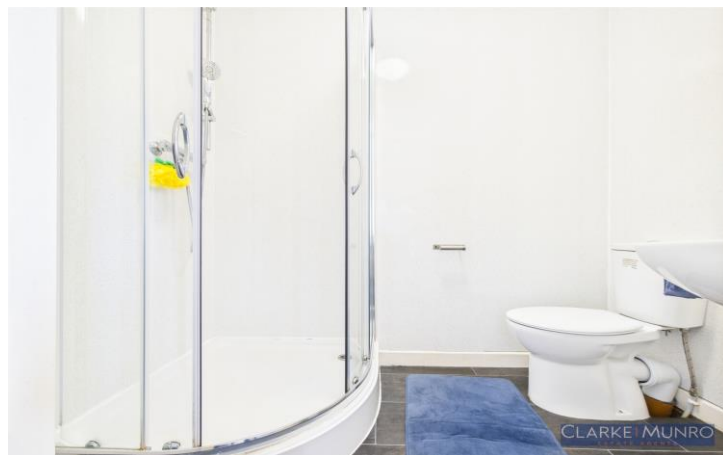
## Our Services:

- 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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