

# $\mathbf{SALES} \cdot \mathbf{LETTINGS} \cdot \mathbf{PROPERTY} \ \mathbf{MANAGEMENT}$

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Honister Place, Newton Aycliffe, DL5 7DN
Offers in the region of £65,000

\*\*INVESTMENT OPPORTUNITY\*\* An excellent opportunity to purchase this 3 BEDROOM mid-terrace property with GROUND FLOOR WC and DETACHED GARAGE. The property is currently let for a rental figure of £595pcm and is to be sold with the existing tenants in situe. Further information is available from our Newton Aycliffe office.





## **Agents Notes**

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

Our client has informed that the existing tenants are paying a monthly rent of £595pcm

We retain a copy of the Landlords Gas Safety record, (August 2023), and an EICR, (August 2021).

# **Entrance Hallway**

WC

## Lounge

11'11" x 9'11" (3.65m x 3.03m)

#### **Dining Room**

9'11" x 9'4" (3.03m x 2.86m)

#### Kitchen

11'5" x 10'0" (3.49m x 3.05m)

#### **First Floor Landing**

#### **Bedroom One**

12'1" x 9'11" (3.70m x 3.04m)

#### **Bedroom Two**

9'11" x 9'6" (3.04m x 2.90m)

#### **Bedroom Three**

8'3" x 9'11" (2.52m x 3.04m)

#### Bathroom/WC

| Energy Efficiency Rating  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very nerroy efficient - lower numing costs (92 plum) A (81-91) B (92-94) C (55-64) D (32-54) E (21-34) F (1-20) | 67                      | 85        |
| Not energy efficient - higher running costs   |                         |           |
| England & Wales   | U Directiv<br>002/91/E0 |           |

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