

# STUART EDWARDS



## Marshall Terrace

, Durham DH1 2HX

- Buy-to-Let Opportunity
  - Tenanted
- Tenure: Freehold
- Cash flow Opportunity
- Within 1 Mile of Durham City

Asking Price £230,000

**Council Tax Band: C**  
**EPC Rating: C**

**FULL DESCRIPTION**

Rare investment property with huge cash-flow in Durham City.

This is an ideal opportunity for an investor to expand their portfolio with a high cash-flow asset.

A 3 bedroom, semi-detached house with an annex at the rear, currently achieving a gross rent of £2423 per calendar month (£29,076 per annum), bills inclusive. This gives a very healthy 12.1% yield.

This is a turnkey opportunity as the tenants have signed up to another twelve month tenancy, staying for the 2024-25 academic year.

City centre location and very close to valuable amenities, the main property benefits from 3 spacious bedrooms, a separate lounge and a dining room, 1 kitchen and 3-piece bathroom. While the annex benefits from 1 Bedroom (Ensuite), a separate lounge and a kitchen.

If you are seeking to level up your income and receive huge cash flow each month, this is the perfect property to invest in.

This property has been priced to sell to a smart investor who recognises value when they see it.

The property will sell quickly so move quickly to not miss out.

For more information or to arrange a viewing, please contact us today!

More pictures and recorded video walkthrough available.

A fully refundable buyer's premium applies to secure this property.

Council Tax Band A

**EPC**

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2348-8908-7270-5543-6980>

**Freehold**

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

**Property Portals**

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

**Thanks**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://www.stuartedwards.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

