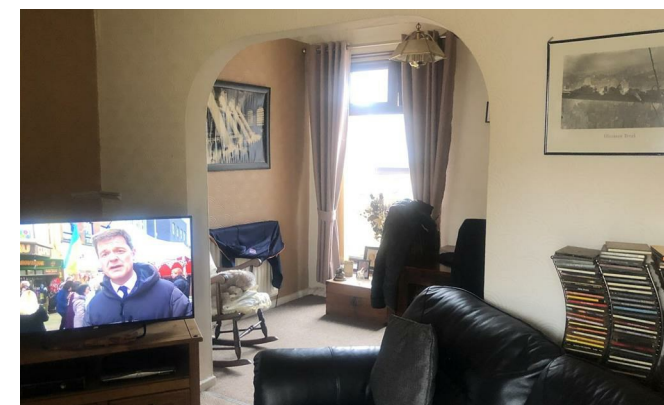


# STUART EDWARDS



## Jasper Avenue , Seaham SR7 8NJ

- Rarely Available
- Sought After Location
  - No Onward Chain
- Lounge & Dining Room
  - Wet Room
- Terraced Bungalow
- Investment Opportunity
  - 2 Bedrooms
  - Fitted Kitchen
  - Gardens

£74,000

**Council Tax Band: A**  
**EPC Rating: D**

**FULL DESCRIPTION**

INVESTMENT OPPORTUNITY! Rare opportunity to acquire a well located terraced bungalow with long term tenants in situ, currently paying £525PCM. It is worth noting a rental figure of £550 to £600PCM is achievable in the current rental market.

The internal living accommodation comprises: entrance hallway, lounge with archway leading to the dining room, modern fitted kitchen, wet room, 2 generous bedrooms and rear entrance porch which is plumbed and used for storage.

Also to note this was originally a 3 bedroom bungalow and could easily be converted back.

Externally there are low maintenance gardens to the front and rear with fenced boundaries.

Benefiting from gas central heating and UPVC double glazing.

The vendors charge a fee to purchase this property.

Available with no onward chain.

**ENTRANCE HALLWAY**

Accessed via a UPVC double glazed entrance door. Hallway with radiator, coved ceiling, loft access and rooms leading off.

**LOUNGE**

14'10" x 11'11"

Feature fire surround with marble hearth and inset gas fire, coved ceiling, UPVC French doors to the garden and archway leading to the dining room.

**DINING ROOM**

11'1" x 6'11"

Radiator and coved ceiling.

**KITCHEN**

14'5" x 8'1"

Range of wall and floor units incorporating breakfast bar with wood effect laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Radiator, plumbed for automatic washing machine laminate flooring and UPVC double glazed rear entrance door.

**WET ROOM**

5'9" x 5'4"

Décor clad walls and flooring, walk-in shower, vanity unit with inset wash hand basin, low level wc and radiator.

**BEDROOM 1**

11'1" x 10'5"

Situated to the rear of the property with radiator and coved ceiling.

**BEDROOM 2**

12'0" x 8'5"

Situated to the front of the property with radiator and coved ceiling.

**REAR ENTRANCE PORCH**

**GARDENS**

Fenced low maintenance gardens to the front and rear with mature plants and shrubs.

**EPC INFORMATION**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9360-2177-3120-2099-6265>

**TENURE - FREEHOLD**

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

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.

