



## Glebe Street, £180,000

- GROUND FLOOR
- PRIVATE ENTRANCE
- 2 DOUBLE BEDROOMS
- Council Tax Band - C
- ACCESS TO PRIVATE REAR COURT YARD
- EPC Rating: D



2 1 1





## About the property

IDEAL INVESTMENT - GROUND FLOOR - Approx. £950 pcm. Yield approx. 6.5%.

## Accommodation

### Private Entrance

Enter via glazed door.

### Open Plan Living/Dine/Kitchen

19' 11" MAX x 10' 11" MAX ( 6.07m MAX x 3.33m MAX )

Open plan Living/ Dining/ Kitchen Area;- T.V. point, power points, radiator, laminate flooring, windows to side, matching wall and base units with complimentary work tops, inset sink, drain and mixer tap, hob and oven, over head cooker hood.

### Bedroom One



12' max x 11' max ( 3.66m max x 3.35m max )

To the front. Laminate flooring, power points, radiator, window to front.

## Bedroom Two

12' max x 10' 5" max ( 3.66m max x 3.17m max )

To the rear. Laminate flooring, power points, radiator, door to rear garden court yard.

## Utility Room

5' 3" max x 4' max ( 1.60m max x 1.22m max )

Space for utilities, door leading to Shower Room

## Shower Room

W.C., wash hand basin, shower cubicle, splash back pannelled walls, radiator.

## Access To Rear Court Yard

Access to private rear court yard via Bedroom Two.

## Rental / Yield

Approx. £950 pcm. Yield approx. 6.5%.

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## Floorplan



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