

# Glebe Street, £160,000

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













# **About the property**

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

## **Accommodation**

#### **Private Entrance**

Private entrance - access from rear court yard.

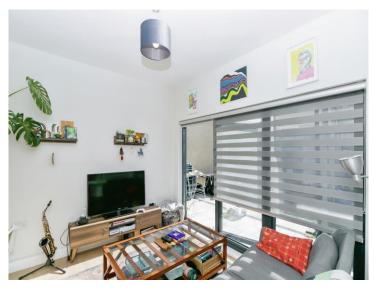
### Cloakroom

W.C., wash hand basin, panelled walls.

### **Living Room**

11' 4" max x 10' 11" max ( 3.45m max x 3.33m max )

T.V. point, power points, radiator, floor to ceiling glazed windows to court yard.









### Kitchen/ Diner

15' 4" max x 13' 11" max ( 4.67m max x 4.24m max )

Open plan Kitchen/ Diner;- Matching wall and base units with complimentary work tops, inset sink, drain and mixer tap, hob and oven, over head cooker hood, under floor heating.

#### **Bedroom**

13' 5" plus fitted wardrobes x 11' 8" max ( 4.09m plus fitted wardrobes x 3.56m max )

Fitted wardrobes, power points, radiator, window to side, door leading to En Suite;-

#### **En Suite**

W.C., wash hand basin, walk in shower, splash back tiled areas, radiator, window to side.

## **Direct Access To Court Yard**

Direct access to Court Yard

## Rental / Yield

Approx. £925 pcm. Yield approx. 7%.

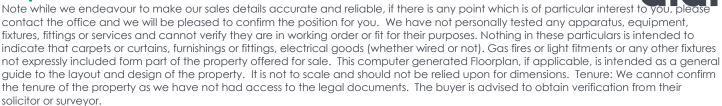


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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