



## River View The Terrace, offers over £120,000

- Council Tax - band C
- Being sold with tenant-in-situ
- Great investment opportunity
- Beautiful location
- Parking
- EPC Rating: C



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## About the property

Presenting an excellent opportunity for investors, we are pleased to offer this terraced house for sale, currently occupied by a tenant-in-situ. The property, located in an area with excellent public transport links, nearby schools, and local amenities, also offers walking routes.

This house is in good condition, providing a warm and welcoming interior. The property features a single, well-sized reception room and a well-appointed kitchen.

The property comes with two bedrooms, the first of which is a generous double, offering plenty of room for a comfortable living arrangement. The property also boasts a shower room and ground floor W.C.

One of the unique features of this property is the inclusion of parking. Additionally, the property boasts a garden, providing a tranquil space for relaxation or outdoor activities. A beautiful view enhances the overall appeal of this home, adding to its charm.

In summary, this is a promising investment opportunity offering a good balance of comfort, convenience,





## Accommodation

### Living Room

13' 1" Max x 20' 3" Max ( 3.99m Max x 6.17m Max )

### W.C.

### Kitchen

9' 5" Max x 9' 5" Max ( 2.87m Max x 2.87m Max )

### Landing

### Bedroom 1

13' 1" Max x 10' 2" Max ( 3.99m Max x 3.10m Max )

### Bedroom 2

### Shower Room

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## Floorplan



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## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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