



1 Percy Terrace

Alnwick



SANDERSON
YOUNG



**1 Percy Terrace
Alnwick, Northumberland, NE66 1AF**

INVESTMENT OPPORTUNITY - Lovely two bedroom, period terraced house in Alnwick's Conservation area, only minutes from the town centre and amenities - Tenant in Situ with Short Assured Tenancy signed for 12 months from July 2024 £725/calendar month.

The attractive two bedroom period house, in the heart of Alnwick's Conservation area, has been recently refurbished with a new gas central heating system, updated bathroom, redecorated throughout with newly fitted carpets. The property provides an investment opportunity, giving a gross income of around 4.5% with a tenant already in situ for 12 months from July 2024, and is ideally placed within walking distance of Alnwick's wide variety of shops, cafes/restaurants, Alnwick Playhouse, Alnwick Castle & Gardens.

Price Guide:
Guide Price £195,000

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Ground floor - Entrance hallway with access to the small covered courtyard and outhouse | Generous open plan sitting/dining room and kitchen, with a sash window to the front elevation, storage cupboard and large understairs cupboard | Kitchen fitted with a small range of cabinets, stainless steel sink and space for a freestanding oven

First floor - First floor landing | Double bedroom one with sash window to the front | Single bedroom two with built in wardrobes | Refurbished bathroom with a rainfall shower over the bath, basin & WC, recessed storage and a window to the rear.

Externally - Small covered courtyard area with useful outhouse/store.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band B | EPC: D



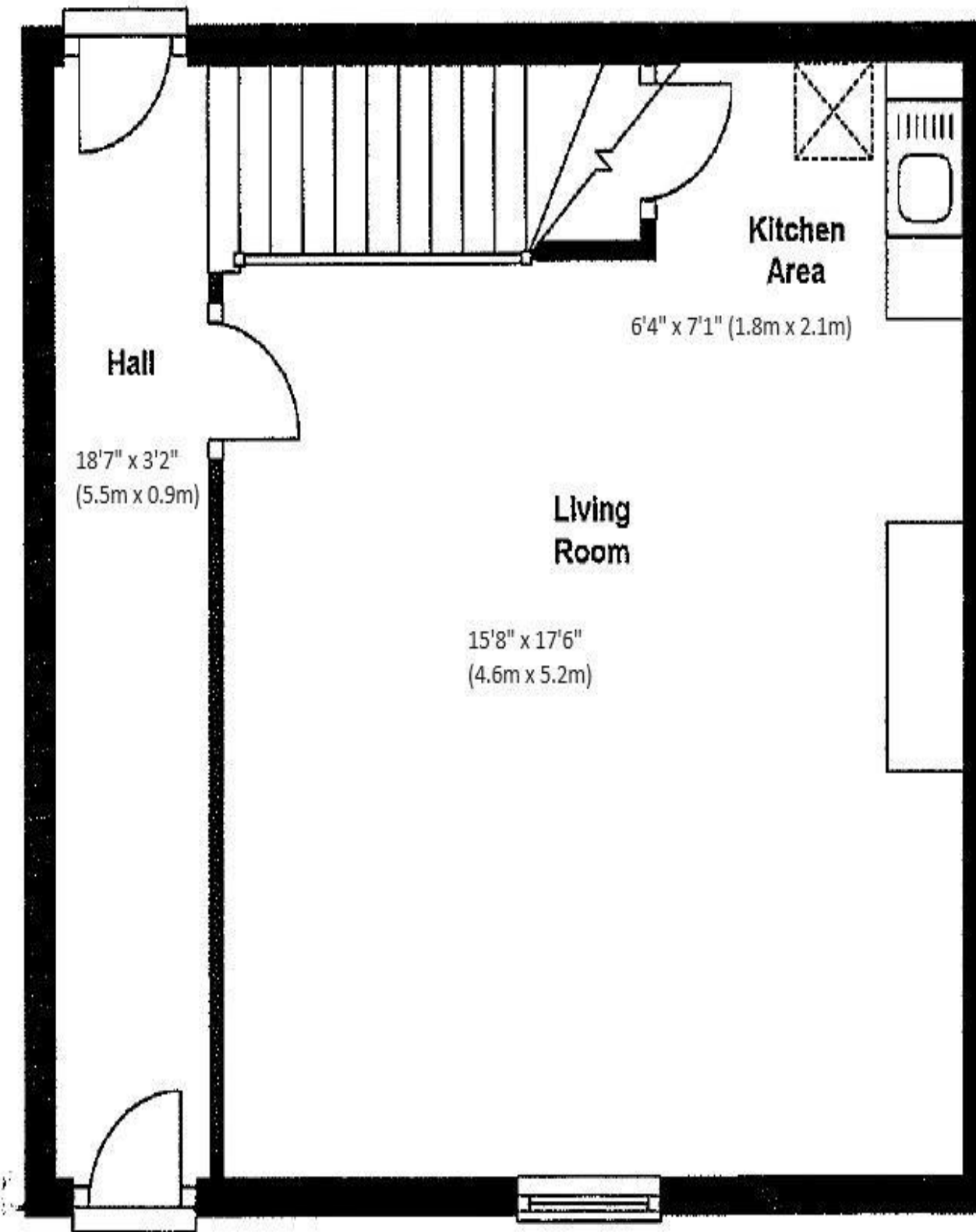
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Ground Floor



First Floor

