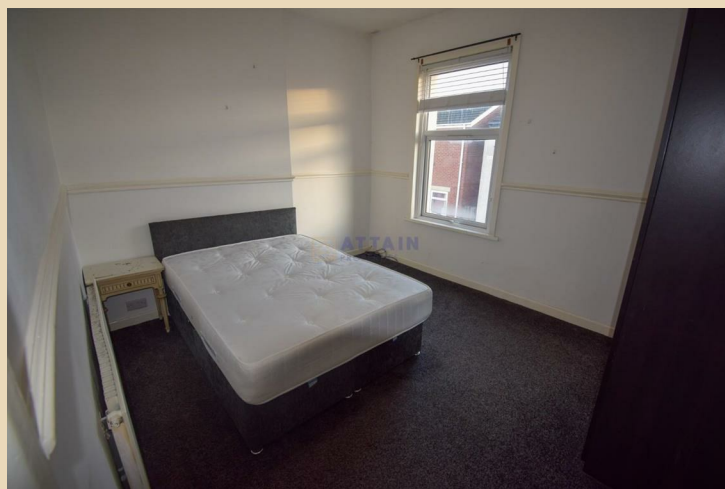




2 Bed House - End Terrace
19 Caroline Street, Preston, PR1 5UX
£110,000 Freehold
Approx 559.00 sq ft

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- Sold with Tenants in Situ
- Low Maintenance Rear Garden
- Gas Central Heating
- Prime Preston location
- Investors only
- Viewing recommended

Nestled in the heart of Preston on Caroline Street, this charming end-terrace house presents an excellent opportunity for investors seeking a property with a strong rental yield. Spanning 559 square feet, the home features a welcoming reception room, two well-proportioned bedrooms, and a modern bathroom, making it an ideal choice for tenants.

Currently, the property is tenanted, with occupants paying £775 per month, which translates to an impressive yield of 8.4%. This attractive return on investment highlights the desirability of the location, which is known for its vibrant community and convenient access to local amenities.

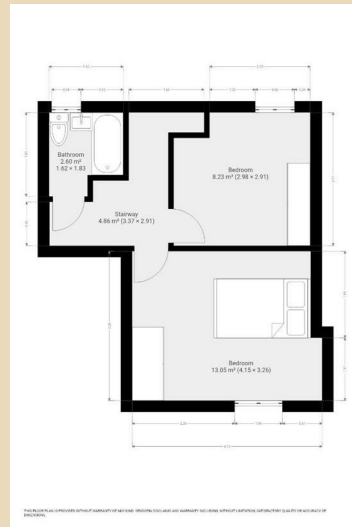
The end-terrace design offers a sense of privacy while still being part of a friendly neighbourhood. The property is well-suited for those looking to expand their portfolio in a prime area of Preston, where demand for rental properties remains strong.

This is a rare opportunity to acquire a property that not only promises a steady income but also benefits from the ongoing growth in the Preston housing market. Investors will appreciate the potential for long-term capital appreciation in this sought-after location. Do not miss the chance to secure this valuable asset.



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None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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