



Birthorpe Road, Billingham
£51,950



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Key Features

- First Floor Flat
- Communal Parking
- Close To Village Amenities
- Tenanted
- One Bedroom
- Yield of 7.5% per annum
- EPC rating D





Currently let and achieving a rental yield of 7.5% per annum is this one bedroom first floor situated in the popular village of Billingborough and close to all of its amenities. The full accommodation on offer comprises; Entrance Hall, Lounge Diner, Kitchen, Bedroom and Shower Room. There is off road parking to the rear of the property.

Entrance Hall 1.37m x 2.06m (4.5ft x 6.8ft)

Having upvc window to front aspect and cloak hanging space.

Lounge Diner 4.05m x 2.98m (13.3ft x 9.8ft)

Having upvc window to front and side aspects, storage heater, cupboard housing water tank, TV and telephone points.

Kitchen 1.97m x 1.9m (6.5ft x 6.2ft)

Having base and eye level units with work surface over, inset 1.5 bowl sink and drainer, space for electric cooker, space for fridge, plumbing for washing machine and window to rear aspect.

Bedroom 2.06m x 3.43m (6.8ft x 11.3ft)

Having window to rear aspect and storage heater.

Shower Room

With low level w.c, wash hand basin, enclosed shower cubicle extractor fan and heated towel rail.

Outside

The property is entered through a communal entrance hall with stairs leading to the first floor where there is an separate entrance door to this property. To the rear of the building is a car park with a

Agents Note

This is a Leasehold property with approx 107 years remaining with a ground rent of approx £300/year. We are advised that there are currently no leasehold fees for this property despite the property being leasehold. The vendor will provide a lease indemnity policy and an absent landlord indemnity policy to facilitate a sale. We would recommend that you seek legal advice as to how this will protect a purchase.

Agents Note

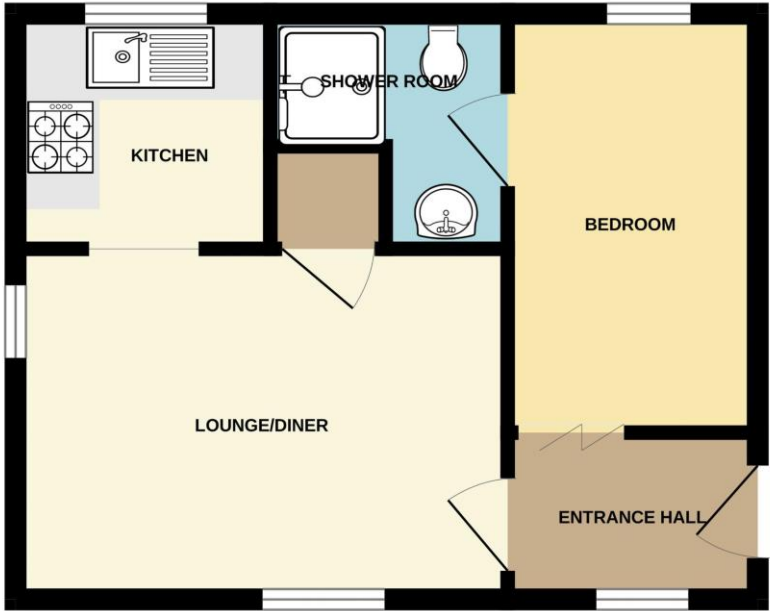
These are draft particulars awaiting vendor approval. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Agents Note

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

Floorplan

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 316 sq.ft. (29.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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