



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 9 St Augustines Court

Asking Price £125,000

Hedon, HU12 8EP



**ATTENTION INVESTORS! TWO BEDROOM END TERRACE HOUSE WITH A TENANT IN SITU!**

A 2 bedroom end of terrace house in the lovely market town of Hedon. Offering a fantastic investment opportunity for any landlord looking to purchase a property with an existing tenant in place, currently paying an annual rent of approx £6900. Located very close to the centre of Hedon this property benefits from gas central heating, double glazing and has 2 designated private parking spaces to the front of the property together with a raised planting area. Briefly comprising of lounge with open plan stairs, kitchen, 2 bedrooms and bathroom. Outside is a rear yard. Viewings strictly via appointment only to allow us to give reasonable notice for the tenant.





**Lounge (Reception) 1377'11" x 1148'4" (420 x 350)**

4.20m x 3.50m (13' 9" x 11' 6") An open stair case rises to the first floor. Exposed brick fireplace with a tiled hearth. Upvc door and window to the front aspect, ceiling light and two wall lights, central heating radiator and laminate flooring.

**Kitchen 721'9" x 1131'11" (220 x 345)**

2.20m x 3.45m (7' 3" x 11' 4") Fitted with units to the base and wall with complimenting worktops over and an inset resin sink and drainer with mixer tap. Integrated electric oven and hob with space for an under counter fridge. Vinyl flooring, ceiling light, coving, central heating radiator and a Upvc door and window to the rear yard.

**Landing**

Stairs rise from the ground floor onto the landing providing access to all first floor accommodation.

**Bathroom 656'2" x 557'9" (200 x 170)**

2.00m x 1.70m (6' 7" x 5' 7") Fitted with a three piece white suite comprised of a panelled baht, pedestal wash hand basin and low level WC. Fully tiled walls, ceiling light, central heating radiator and an obscured glazed Upvc window.

**Bedroom Two 984'3" x 557'9" (300 x 170)**

3.00m x 1.70m (9' 10" x 5' 7") Upvc window to the rear aspect, ceiling light and central heating radiator.

**Bedroom One 1148'4" x 738'2" (350 x 225)**

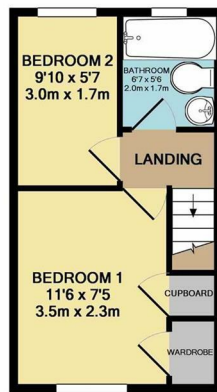
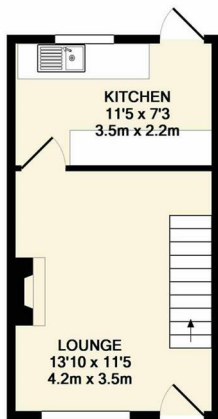
3.50m x 2.25m (11' 6" x 7' 5") Upvc window to the front aspect, ceiling light, central heating radiator and two fitted cupboards.

**Garden**

To the rear of the property is an enclosed paved garden and a gate to the rear access. To the front are two designated private parking spaces together with a raised flower bed

**HEATING :** Heating is via a gas fired boiler  
**PARKING :** There are two designated parking spaces at this property  
**MOBILE AND BROADBAND :** Mobile and Broadband (full fibre to the premises) are available. For more information on providers, predictive speeds and mobile coverage, please visit Ofcom checker.  
 Please be aware this property is being sold with a tenant already in situ.

**AGENT NOTES**



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 241 SQ.FT.  
 (22.4 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 241 SQ.FT.  
 (22.4 SQ.M.)

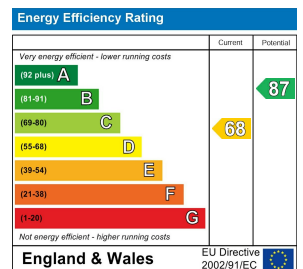
TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Energy Efficiency Graph**

**Tenure: Freehold**



Services include mains gas, electric and drainage connections, however these have not been tested by the agent.  
 Council tax band A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

