



- Fantastic Investment Opportunity
- 6.3% Rental Yield
- Tenant in Situ
- Semi Detached House
- 3 Bedrooms
- Kitchen/Diner
- Ground Floor WC
- Rear Garden

Ashdown Avenue, Scunthorpe, DN15 8HQ,
£122,000





GREAT INVESTMENT! TENANT IN SITU! This ideal investment opportunity is available to purchase with a long term sitting tenant, the current contract is in place until 01/08/2025 and the tenant is currently paying a monthly rent of £650, creating a yield of 6.3%. The internal accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge, kitchen/diner and WC. Outside the property has lawned front and rear gardens. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Hall

Having uPVC double glazed window to the side aspect, uPVC double glazed door to the front aspect, radiator and stairs rising to the first floor with storage cupboard beneath.

Lounge

12' 5" x 15' 6" (3.78m x 4.72m)

Having uPVC double glazed window to the front aspect and radiator.

Kitchen/Diner

8' 10" x 12' 5" (2.69m x 3.78m)

Having uPVC double glazed windows to the rear and side aspects, uPVC double glazed window to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.

Downstairs WC

8' 0" x 2' 9" (2.44m x 0.84m)

Having uPVC double glazed window to the rear aspect, low level WC, wash hand basin and boiler.

First Floor Landing

Having uPVC double glazed window to the front aspect, loft access and built in cupboard.

Bedroom 1

12' 3" x 11' 8" (3.73m x 3.55m)

Having uPVC double glazed window to the rear aspect, radiator and built in cupboard.

Bedroom 2

9' 0" x 10' 4" (2.74m x 3.15m)

Having uPVC double glazed window to the rear aspect and radiator.

Bedroom 3

9' 3" x 6' 8" (2.82m x 2.03m)

Having uPVC double glazed window to the front aspect and radiator.

Bathroom

5' 9" x 4' 9" (1.75m x 1.45m)

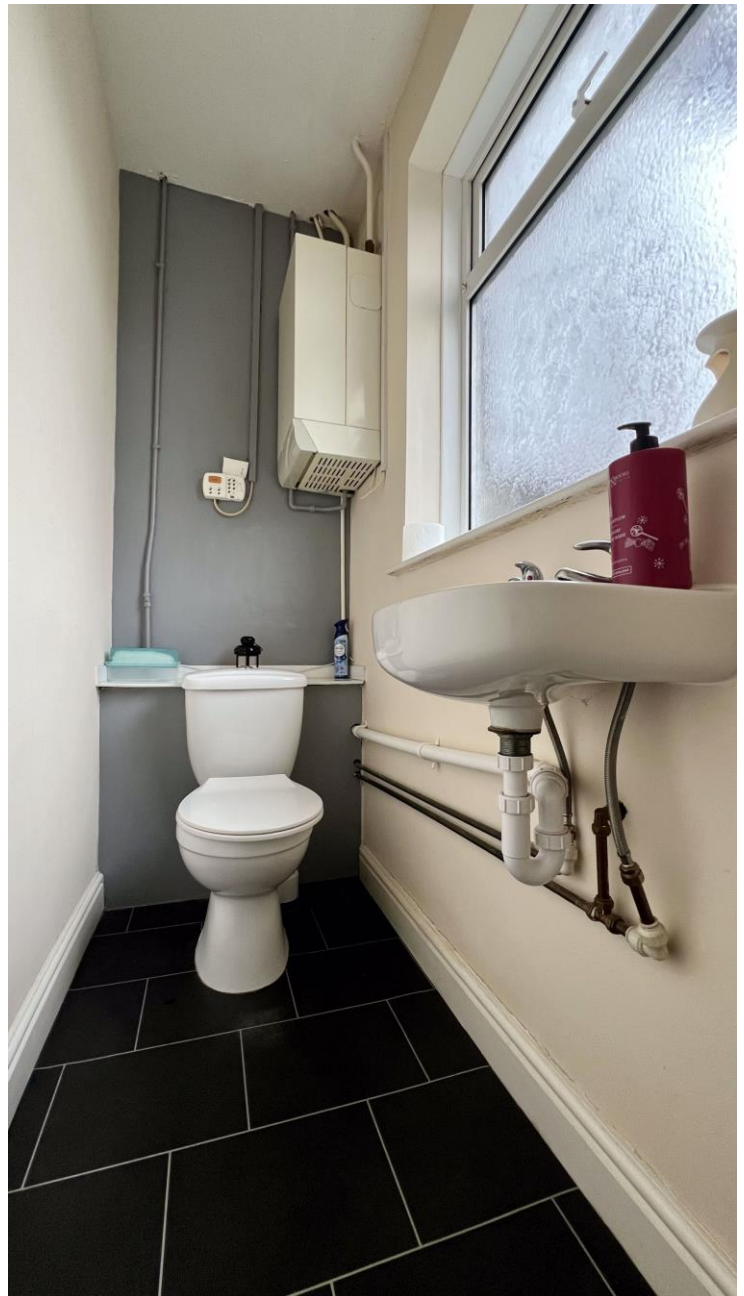
Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin and low level WC.

Outside Front

Having a lawned garden with gate to the side and fenced surround.

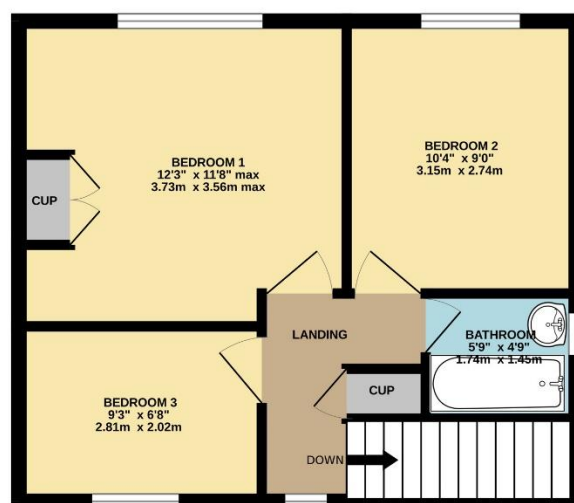
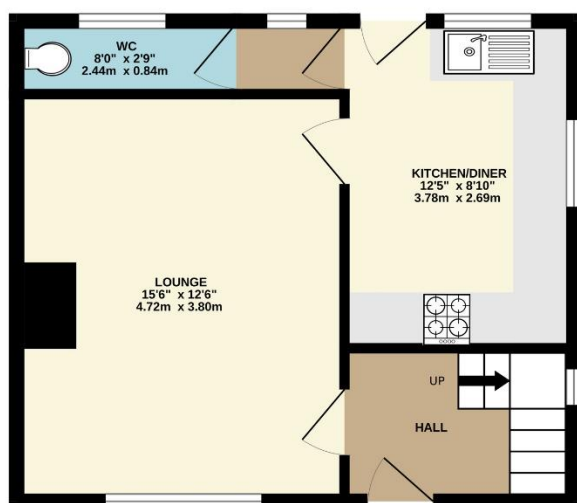
Outside Rear

Having a lawned garden with fenced perimeters and paved patio area.



GROUND FLOOR

1ST FLOOR



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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