



For Sale

Freehold

Rise Park, Lee Chapel North, £275,000

A PRIVATELY BUILT HOUSE AN IDEAL BUY TO LET INVESTMENT WALKING DISTANCE OF TOWN CENTRE AND STATION PRESENTLY A HOUSE IN MULTIPLE OCCUPATION (HMO) LET AS 5 ROOMS WITH TENANTS IN OCCUPATION, PRODUCING £27,560 PA GROSS.THE PROPERTY HAS THE ADDED BENEFIT OF CENTRAL-HEATING AND A GARAGE OPPOSITE.THERE ARE 3 FIRST FLOOR BEDROOMS AND 2 GROUND FLOOR BEDROOMS, PLUS KITCHEN.REAR GARDEN BACKING A SMALL PARK. NOTE: AN APPLICATION HAS BEEN MADE FOR LICENSING

ENTRANCE LOBBY

KITCHEN

9' 3" x 7' 8" (2.82m x 2.34m)

front elevation window

BEDROOM 4 GROUND FLOOR

11' 9" x 7' 3" (3.58m x 2.21m)

casement door to garden

BEDROOM 5 GROUND FLOOR

11' 9" x 7' 3" (3.58m x 2.21m)

casement door to garden

STAIRCASE TO:-

FIRST FLOOR LANDING

BEDROOM 1

11' 9" x 10' (3.58m x 3.05m)

front elevation window

BEDROOM 2

11' 10" x 7' 3" (3.61m x 2.21m)

rear elevation window

BEDROOM 3

11' 9" x 7' 3" (3.58m x 2.21m)

rear elevation window

BATHROOM / WC

with bath, hand basin, and WC, front elevation window

EXTERIOR

Pleasant gardens front & rear and backing a small park.

GARAGE

in a block opposite

NOTE:

This property has not been inspected or viewed by Smith Lachter and all room sizes are approximate and should be used as a guide only.