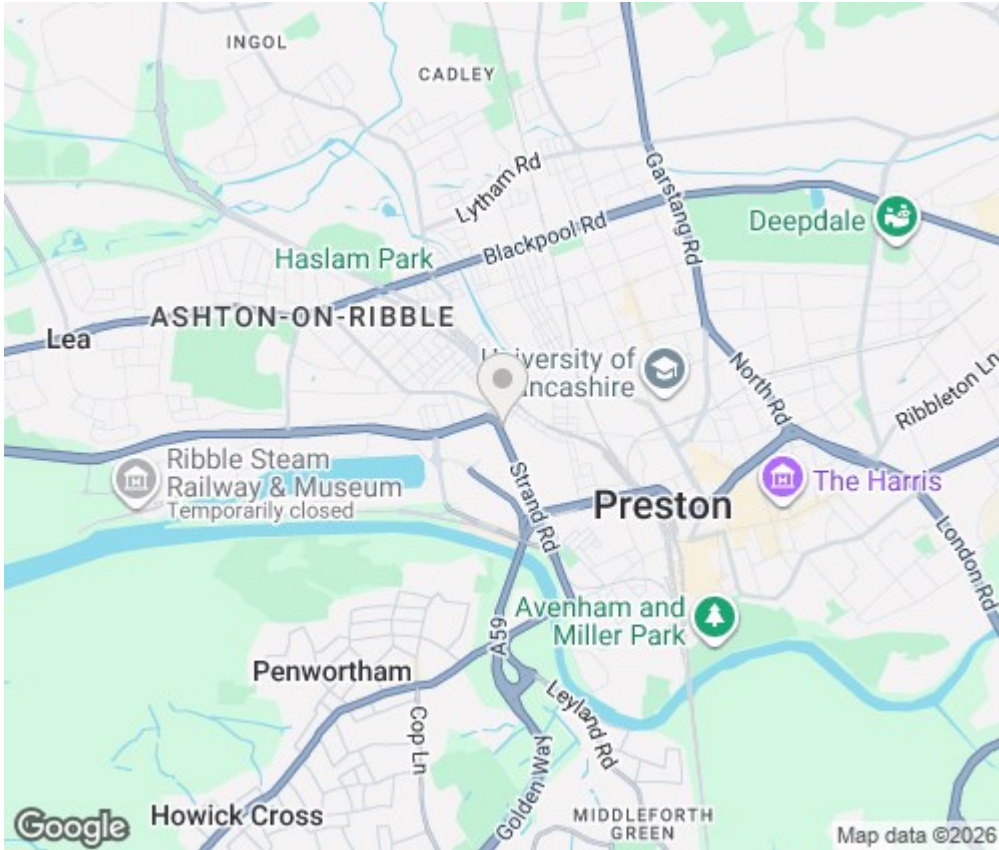




## 16 Kerr Place, Preston, PR1 8UW

Asking Price £77,950


- IDEAL BUY TO LET INVESTMENT
- Very Well Presented Throughout
- Double Bedroom & Spacious Lounge
- Sought After Popular Location
- Tenanted at £625 per Month



Meet the Agent:  
 Katie McDermott  
 Senior Negotiator  
 01772 888887

Viewings:  
 Viewings by arrangement only.  
 Call 01772 888 887 to make an appointment.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:  
 C

Council Tax Band  
 A