



## Cliff Terrace offers over £135,000

- Council Tax Band B
- Perfect for investors
- Sold with tenants in situ
- Close to transport links
- Near university campus
- Prime Location
- EPC Rating: D



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## About the property

This delightful 3-bedroom terraced house is now on the market and could be just what you're looking for! It's in good condition, ready for you to put your own stamp on things or simply move in and enjoy.

The property boasts plenty of space with three wonderful bedrooms, ideal for a family, or perhaps for accommodating guests. This house also offers one beautifully sized reception room where you can create an environment that's perfect for unwinding, watching your favourite series, or entertaining guests.

This house comes without a kitchen, allowing you the unique opportunity to design and create your own dream cooking space. Just imagine whipping up your favourite meals in a kitchen designed entirely by you. However, there's also the option of placing a compact kitchenette within the generous space offered by the reception room. The property features one well-kept bathroom that efficiently serves its purpose.

With its fantastic location, this home is a convenience dream come true. If you're a regular commuter, you'll appreciate the close proximity to public transport links. Plus, it's a stone's throw away from the university, making it a solid investment at the current market price.



Accommodation

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## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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