



11 Norfolk Street, Guide Price £85,000

3 1



Please contact Phil Ashton Property or for online enquiries to book a viewing quote REF - PA1674.

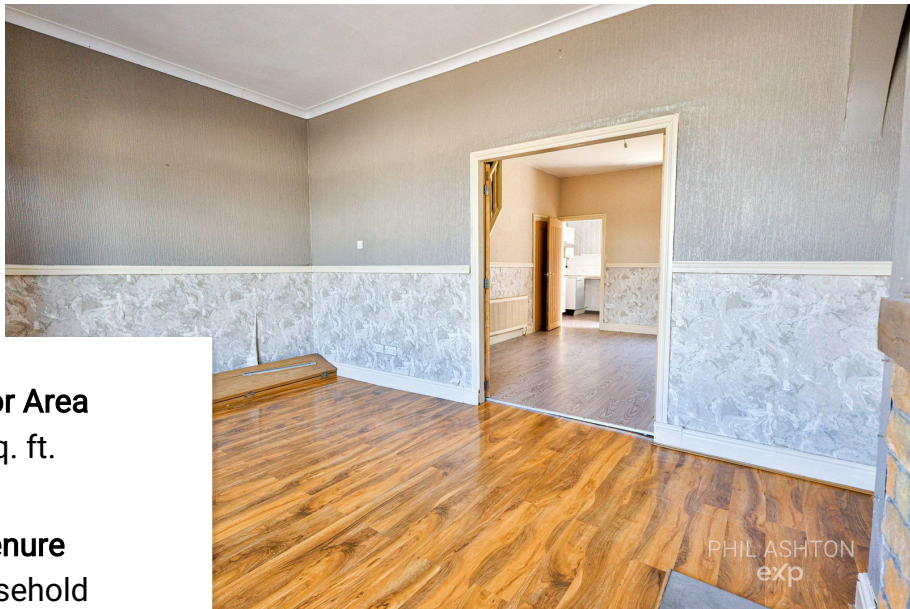
INVESTMENT OPPORTUNITY

11 Norfolk Street, Colne, an exciting investment opportunity with fantastic potential.

Situated in one of Colne's most sought after residential locations, 11 Norfolk Street presents an excellent opportunity for investors, landlords, developers, or first time buyers looking to create a beautiful home tailored to their own taste.

This substantial three bedroom gable end terrace offers generous living accommodation throughout and is full of character and potential. While the property requires renovation and modernisation, it provides an ideal blank canvas with the space and layout to become a superb family home or a high yield rental investment.





Floor Area
sq. ft.

Tenure
Leasehold

Service Charge
£0 per annum

Ground Rent
£0 per annum



Norfolk Street
Colne



Ground Floor
Living Room 4.80 m x 3.80 m
Dining Room 4.80 m x 4.40 m
Kitchen 2.20 m x 2.30 m

First Floor
Bedroom 1 3.40 m x 3.90 m
Bedroom 2 2.70 m x 4.30 m
Bedroom 3 2.70 m x 4.30 m
Bathroom 2.00 m x 3.20 m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	