



## Clementina Terrace, , Carlisle, CA2 4EN

- Landlords Investment Opportunity
- Well Presented & Maintained Mid-Terraced House
- Two Reception Rooms
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Being Sold with an Active Tenancy (Generating £525pcm)
- Ideal Currock Location
- Two Double Bedrooms
- Enclosed Rear Yard
- EPC - D

**Guide Price £120,000**

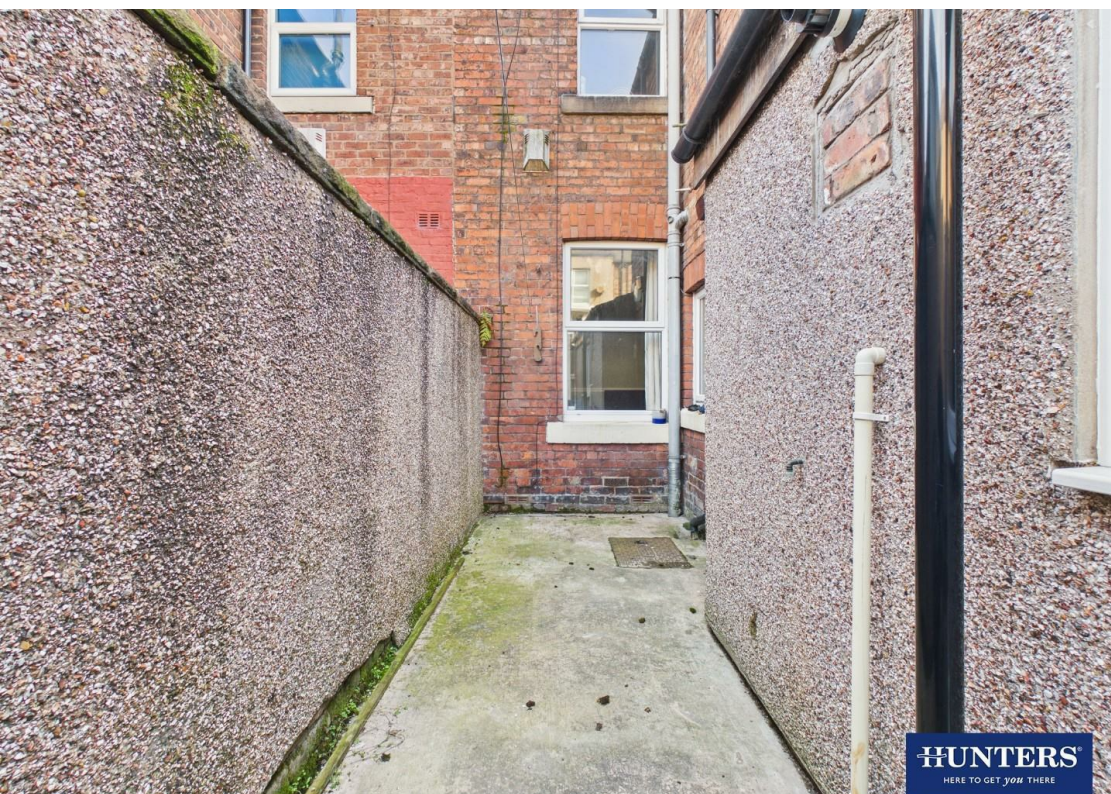


# Clementina Terrace, , Carlisle, CA2 4EN

## DESCRIPTION

Landlords Investment Opportunity – An excellent opportunity to acquire a two-reception, two-bedroom mid-terraced property with an active tenancy already in place, currently generating £525pcm, equivalent to a gross annual yield of 5.3% based on the asking price. Well presented throughout and being well maintained by the current tenants, the accommodation comprises two reception rooms, a kitchen with adjoining dining area, two double bedrooms and a modern bathroom. Externally, the property benefits from a small forecourt garden and a low-maintenance rear yard. Further advantages include gas central heating and double glazing throughout. With its convenient location, strong presentation and established rental income, the property represents a sound addition to any buy-to-let portfolio and is well placed to remain a consistently appealing rental for years to come. Situated within a popular residential area of Carlisle, contact Hunters today for further information.







**Viewings**

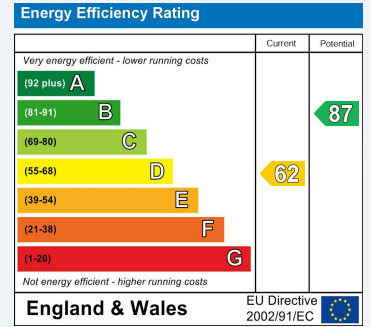
Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

