Sugdens
Sales & Lettings



Carnaby Road,

£125,000

* * SEMI DETACHED * * TWO BEDROOMS * * TWO RECEPTION ROOMS * * HORTON BANK TOP * *
* * CURRENTLY LET @ £695 PCM * * PATIO GARDEN FRONT & REAR * * NO CHAIN * *
This two bedroom semi detached property would make an ideal purchase for a number of buyers - in particular a Landlord.
Ideally located in the Horton Bank Top area which boasts amenities, shops and local schools.
Currently rented out at £695 per calendar month.
The home benefits from two reception rooms, gas central heating, double glazing and a patio to the rear.
Briefly comprises entrance, lounge, dining room, cellar, kitchen, two first floor bedrooms and a shower room.
To the outside there is a patio garden to the rear.







Lounge
14'3" x 10'8" (4.34m" x 3.25m")
Coal effect gas fire with feature fireplace surround and radiator.



Dining Room
12'3" x 11'8" (3.73m" x 3.56m")
Coal effect gas fire with feature fireplace surround and radiator.

Kitchen
7'8" x 4'7" (2.34m" x 1.40m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, oven & hob with extractor, radiator and upvc door leading to rear.



Cellar

First Floor Landing

Bedroom One
12'2" x 10'8" (3.71m" x 3.25m")
Built in wardrobes and radiator.

Bedroom Two
12'3" x 6'9" (3.73m" x 2.06m")
Built in wardrobes and radiator.



Shower Room
Three piece suite comprising shower cubicle, low flush wc, vanity sink unit and radiator.

Exterior
Patio garden to rear.

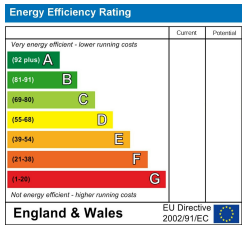
Council Tax Band
A

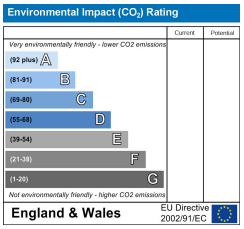
Tenure
FREEHOLD.





Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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