



## Market Street, ##Invalid

£55,000

- Council tax band A
- EPC rating D
- Attractive to investors
- Close to local amenities
- Two double bedrooms
- Basement level
- No chain
- High street location
- EPC Rating: D



 2  1  1



## About the property

We are acting in the sale of the above property and have received an offer of £51,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This two-bedroom terraced property presents an excellent investment opportunity, ideally located within close proximity to local amenities and the town centre. Offering strong rental potential, the home is perfectly positioned to attract tenants seeking convenience and accessibility.

Although the property would benefit from modernisation in parts, this provides investors with the opportunity to add value and maximise returns. The accommodation comprises a living room, kitchen, two well-proportioned bedrooms, and an upstairs bathroom. With scope to enhance and potentially increase rental yield, this property is ideal for buy-to-let investors or those looking for a value-add project in a sought-after central location.



## Accommodation

### **Living Room**

12' 1" narrowing to x 11' 7" ( 3.68m narrowing to x 3.53m )

### **Kitchen**

12' 1" narrowing to x 7' 10" ( 3.68m narrowing to x 2.39m )

### **Bedroom One**

12' 1" narrowing to x 12' 8" ( 3.68m narrowing to x 3.86m )

### **Bedroom Two**

5' 10" narrowing to x 8' 1" ( 1.78m narrowing to x 2.46m )

### **Bathroom**

11' 9" narrowing to x 5' 2" ( 3.58m narrowing to x 1.57m )

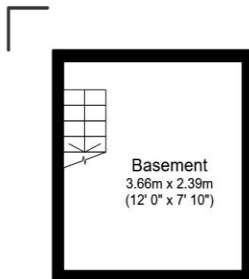
### **Basement**

12' 6" narrowing to x 7' 10" ( 3.81m narrowing to x 2.39m )

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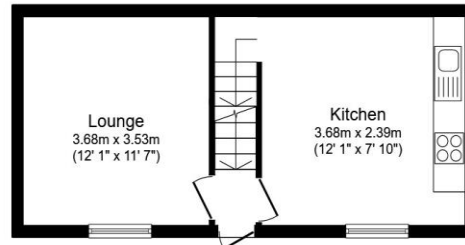
ebbwwale@peteralan.co.uk

## Floorplan



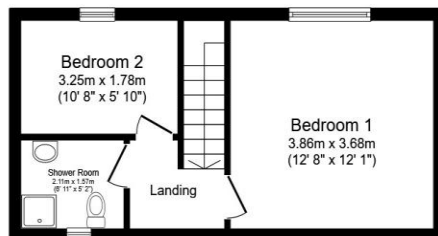
### Basement

Floor area 12.5 sq.m. (134 sq.ft.)



### Ground Floor

Floor area 30.9 sq.m. (332 sq.ft.)



### First Floor

Floor area 28.8 sq.m. (310 sq.ft.)

Total floor area: 72.2 sq.m. (777 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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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