

Flat 3 The Woolpack

12 Port Street | | Evesham | WR11 1AN

Guide Price £160,000

COOPER & CO

Key features

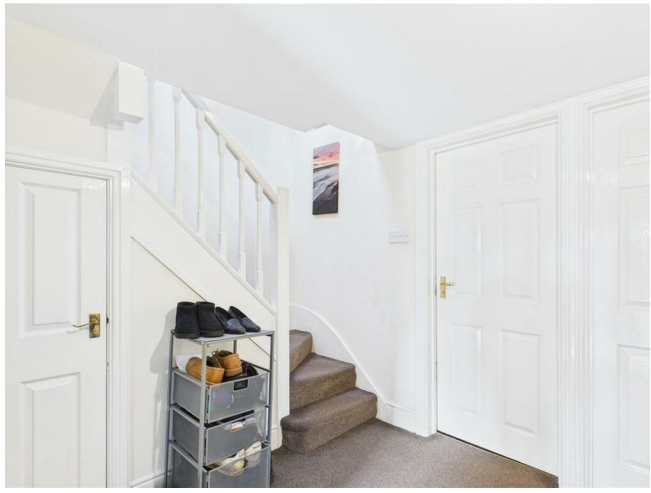
- Barn Conversion
- Character Features Throughout
- Investment Opportunity - Current income of circa £14,400 pa
- Can be sold with Tenant in Situ at £1200pcm
- Communal Garden
- Situated at the rear of 12 Port Street
- **NO ONWARD CHAIN**
- **VIEWINGS AVAILABLE 7 DAYS A WEEK**





Description

FANTASTIC INVESTMENT OPPORTUNITY - CURRENTLY PRODUCING £14,400 PA WITH SCOPE TO ADD VALUE. UNIQUE 3 BEDROOM BARN CONVERSION SITUATED IN THE HEART OF PORT STREET WITH GOOD SIZED COMMUNAL GARDENS AND EASY ACCESS TO LOCAL AMENITIES Internally boasting 3 bedrooms, lounge, dining room, family bathroom, communal entrance and shared communal gardens.



Agents Note:
Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements.The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required.The fee must be paid and all checks completed before a Memorandum of Sale can be issued.



Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.

Front

Kitchen
Vinyl underfoot flooring, mix of wall and base unites surmounted by work surface, integrated electric hob with extractor fan over, 1 space for white good, 2X single glazed windows to the side aspects, door to dining area.

Dining area
Carpeted flooring, radiator, access to storage compartment. bedroom 1. bathroom, and stairs to first floor

Landing
Carpeted underfoot flooring, 2X single glazed skylight windows to the side aspects, radiator, doors leading to bedroom 2 and bedroom 3

Bedroom 1
Carpeted underfoot flooring, radiator, single glazed window to the side aspect









Bathroom
Vinyl underfoot flooring, part tiled, wash hand basin, low flush wc, bath with shower overhead

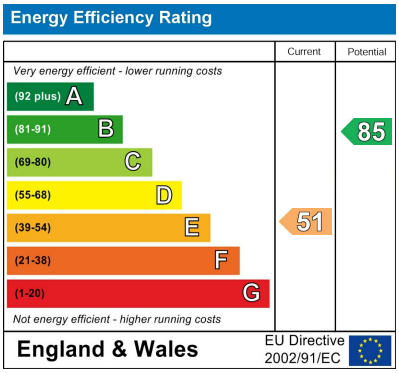
Bedroom 2
Carpeted underfoot, flooring, radiator, single glazed window to the side aspect, single glazed skylight window to the side aspect

Bedroom 3
Carpeted underfoot flooring, 2X single glazed skylight windows to the side aspect, single glazed window to the front aspect

Communal Garden
Secured communal laid to lawn rear garden boarded by mature plants and hedging, access to the flat/cottage (Kitchen)

Floor plans





COOPER & CO

1 Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000
sales@cooperandcoestateagents.co.uk