



- Two Bedroom Terraced Home
- Bay Fronted Lounge
- Popular Residential Area
- Investment Buy
- Sold With Tenants In Situ
- Upstairs Bathroom
- Mature Garden
- Call Today To View

Florence Terrace, Gainsborough, DN21 1BE
£69,950





Starkey&Brown are delighted to offer for sale this two bedroom terraced property, ideally positioned on Florence Terrace in Gainsborough. The property is being sold with tenants in situ, making this an excellent opportunity for investors looking to acquire an already let investment property with an existing rental arrangement in place. Rent is £525 every 28 days with an annual income of £6843.75. The accommodation briefly comprises an entrance hall leading into two separate reception rooms, providing flexible living and dining space, together with a fitted kitchen to the rear. To the first floor there are two generous double bedrooms, both served by a family bathroom. Externally, the property benefits from a mature rear garden, providing a pleasant outdoor space, together with a useful outbuilding, ideal for additional storage. Further benefits include gas central heating and full uPVC double glazing throughout. Florence Terrace is conveniently positioned within Gainsborough, with a wide range of local amenities close by including shops, supermarkets, schools, doctors' surgeries and leisure facilities. Gainsborough town centre is easily accessible, while the town's railway stations provide convenient transport links towards Lincoln, Doncaster and surrounding areas. Council tax band: A. Freehold.



uPVC composite door leading into:

Living Room

12' 10" x 12' 4" (3.91m x 3.76m)

Bay window to the front aspect, laminate flooring and a radiator.

Dining Room

15' 0" x 12' 4" (4.57m x 3.76m)

Having a uPVC double-glazed window to the rear, laminate flooring, a radiator and an understairs storage cupboard. Open access into:

Kitchen

9' 10" x 6' 6" (2.99m x 1.98m)

Having a range of matching wall and base units with countertops, a stainless steel sink with mixer tap, a 4-ring hob with electric oven and overhead extractor fan, vinyl flooring, a uPVC double-glazed window to the side aspect and a uPVC door to the rear.

Landing

Bedroom 1

12' 1" x 11' 10" (3.68m x 3.60m)

Having a uPVC double-glazed window to the front aspect, carpeted, an overstage storage cupboard and a radiator.

Bedroom 2

12' 1" x 8' 10" (3.68m x 2.69m)

Having a uPVC double-glazed window to the rear aspect, carpeted and a radiator.

Bathroom

9' 9" x 6' 6" (2.97m x 1.98m)

Three-piece suite comprising panelled bath with overhead shower, low-level WC, wash hand basin, partially tiled walls and a frosted double-glazed window to the rear.

Outside Front

Pathway to the front door and parking nearby.

Outside Rear

A variety of mature plants, flowerbeds, and an outbuilding.

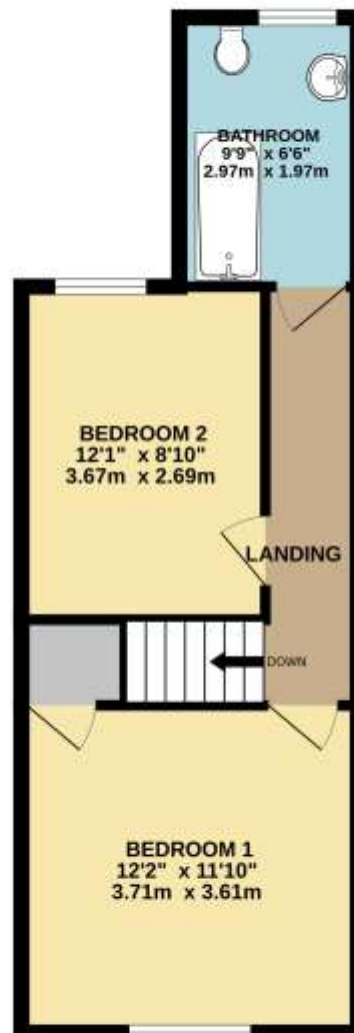
Agents Note

The property is currently tenanted and being sold with tenants in situ. Rent is £525 every 28 days annual income of £6843.75.

GROUND FLOOR
414 sq. ft. (38.5 sq.m.) approx.



1ST FLOOR
392 sq. ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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