



## 40 Brabourn Gardens

, Hemlington, TS8 9JS

Offers in excess of £90,000

Two self-contained 1 bedroom flats.

Currently let and generating £900 per month

Brabourne Gardens is formerly a three bedroom end-terrace house which has been converted to two self contained flats.

Located within a popular cul-de-sac in Hemlington offering easy access to the A174, A19 and A66.

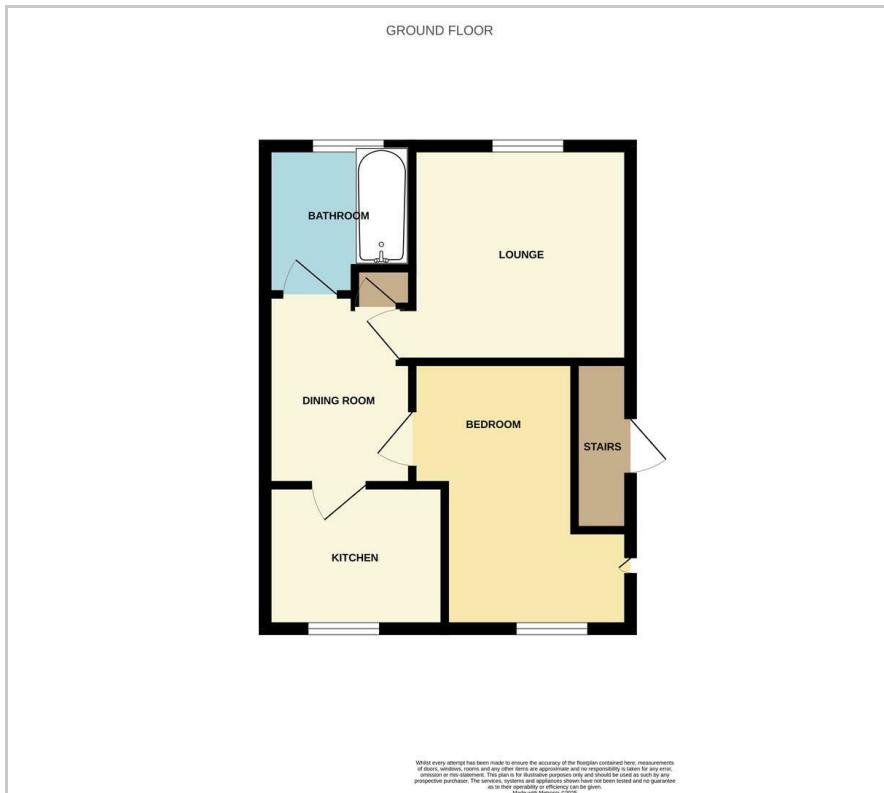
- TWO SELF-CONTAINED FLATS
- BOTH CURRENTLY LET AT £450PCM EACH
- DOUBLE GLAZED & GAS CENTRAL HEATING.
- GREAT CONDITION
- POPULAR AREA

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

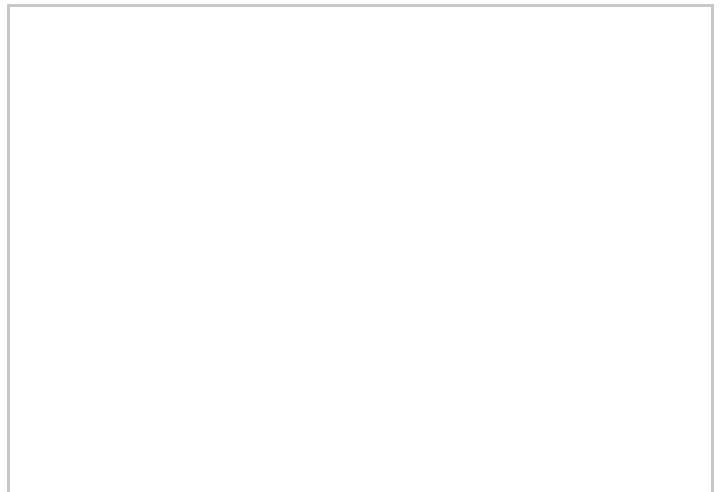


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.