

**STUART
EDWARDS**



Oval Park

, Spennymoor DL16 6LN

- Investment Opportunity
 - Vacant
- Corner plot with Detached Garage
 - Tenure: Freehold
- Popular area for Investors
 - Substantial size
 - Good Transport Links

Asking Price £149,950

Council Tax Band: C EPC Rating: C

FULL DESCRIPTION

This investment opportunity features a three-bedroom, semi-detached property situated in the highly sought-after Tudhoe area, a location known for its high homeownership rate of approximately 70% and a correspondingly low crime rate, making it particularly popular with families and young professionals. The property is ideally positioned to attract both first-time and long-term investors.

The location provides excellent connectivity, with Durham University just a 7-minute drive away and the University Hospital of North Durham and Durham Train Station approximately 14 minutes away, enhancing its appeal to a wide tenant base.

The property features three bedrooms, one bathroom, a kitchen, a lounge, and a dining room, providing ample room for comfortable living. Externally, it benefits from a long driveway leading to a detached garage, which presents an opportunity for use as a private office or additional storage.

With only a significantly low refurbishment estimate required the property demonstrates a strong investment profile. It is expected to achieve a rental income of between £900 pcm and £950 pcm, and crucially, it benefits from an additional estimated Solar Energy Rebate of £120 pcm, significantly boosting the overall gross return.

Overall, the property is attractively priced and perfectly suited for buy-to-let investors. To fully appreciate the significant potential this investment offers, a viewing is strongly recommended.

EPC C Rating
Council Tax Band A

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8631-7429-6600-6204-4922>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

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THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

