

# GILMORE ESTATES

Property Sales & Lettings



£45,000

, Thames Street, , Chopwell, , NE17 7DB

# 8 Thames Street, Chopwell, NE17 7DB

This delightful mid-terraced house presents an excellent opportunity for investors as there is currently a long term tenant in contract at the property with 7 years rental history. Spanning an impressive 840 square feet, the property boasts two generously sized double bedrooms, making it ideal for small families or those seeking extra space.

Upon entering, you will find a welcoming reception room that offers a comfortable area for relaxation and entertaining. The layout is practical and functional, ensuring that every inch of the home is utilised effectively. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the inclusion of solar panels, which not only contribute to a more sustainable lifestyle but also help to reduce energy costs. This eco-friendly addition is particularly appealing in today's environmentally conscious market.

## Entrance Porch

3'6" x 4'3" (1.09 x 1.32)

Upvc entrance door to porch door to lounge.

15'1" x 7'6" (4.62 x 2.29)

Upvc window to front aspect

## Lounge

15'1" x 15'3" (4.60 x 4.66)

Upvc window to front aspect, electric wall heater, electric fire in decorative surround.

## Inner Hallway

3'1" x 6'6" (0.96 x 1.99)

Stairs to first floor

## Breakfasting Kitchen

9'3" x 11'6" (2.83 x 3.53)

Wall and base units with laminate work surfaces, integral oven with electric hob, plumbed for automatic washing machine, tiled floor and splashbacks, Upvc window to rear aspect.

## Bathroom

9'5" x 5'0" (2.89 x 1.54)

Bath, WC, pedestal wash hand basin, wall heater, Upvc window to rear aspect.

## First Floor Landing

2'11" x 4'1" (0.90 x 1.26)

Electric wall heater

## Bedroom One

12'0" x 11'9" (3.67m x 3.60)

Upvc window to rear aspect and electric wall heater

## Bedroom Two

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

