



Marlborough Road, Oxbridge, Stockton-On-Tees, TS18 4DB

Offered for sale with NO ONWARD CHAIN this two bedroom inner terrace property is situated on a popular road within the Oxbridge area, close to Ropner Park, schools, bus routes, and within easy reach of Stockton town centre. This property is likely to appeal to both first time buyers and to INVESTORS looking for a buy to let property.

Internally, the property comprises of an entrance hallway, lounge with bay window leading through to the dining room to give an open plan feeling to the living space and kitchen. Upstairs the landing leads to two double bedrooms and bathroom.

This property is warmed by gas central heating operated via a newly installed boiler and windows are double glazed.

Externally, there is an enclosed rear yard.

The property is currently tenant occupied but will become vacant end of March. The property would be very attractive to investors with a potential yield of 9%

Gowland White are a SALES and LETTINGS agent, please feel free to call and obtain further information or advice regarding all aspects of buying and letting.

£75,000

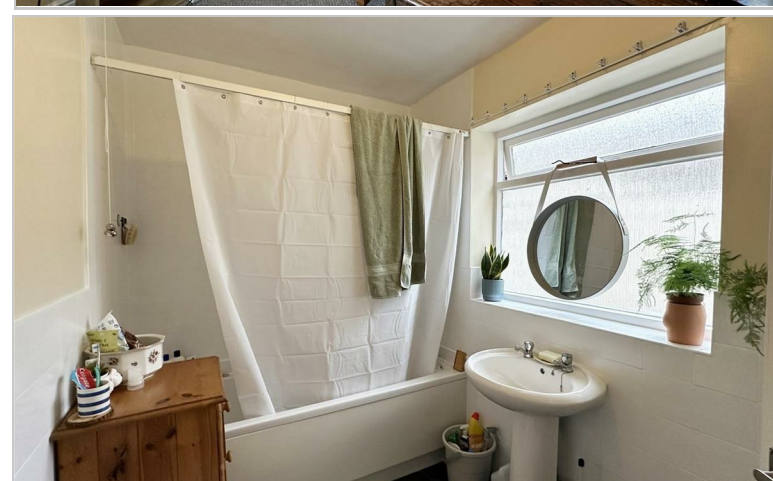
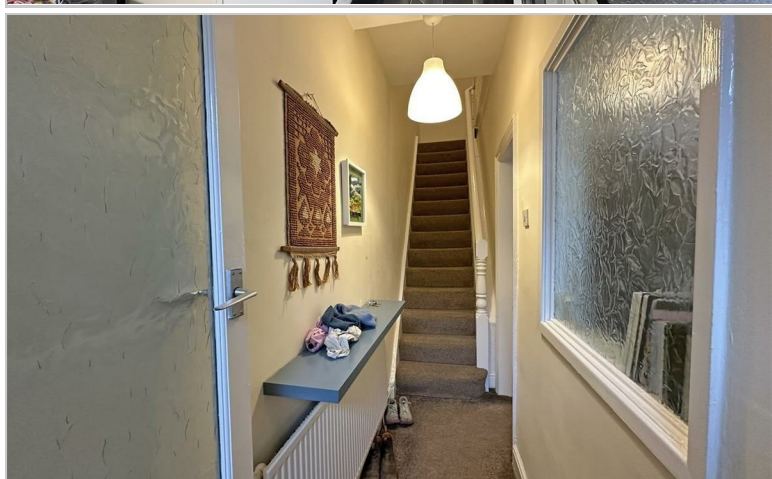


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- HALL
- LOUNGE/DINING ROOM
12'6" x 24'6" (3.81 x 7.47)
- KITCHEN
11'9" x 6'7" (3.58 x 2.01)
- LANDING
- BEDROOM ONE
10'2" x 14'1" (3.10 x 4.29)
- BEDROOM TWO
12'2" x 8'5" (3.71 x 2.57)
- BATHROOM
9'1" x 5'9" (2.77m x 1.75m)
- REAR YARD

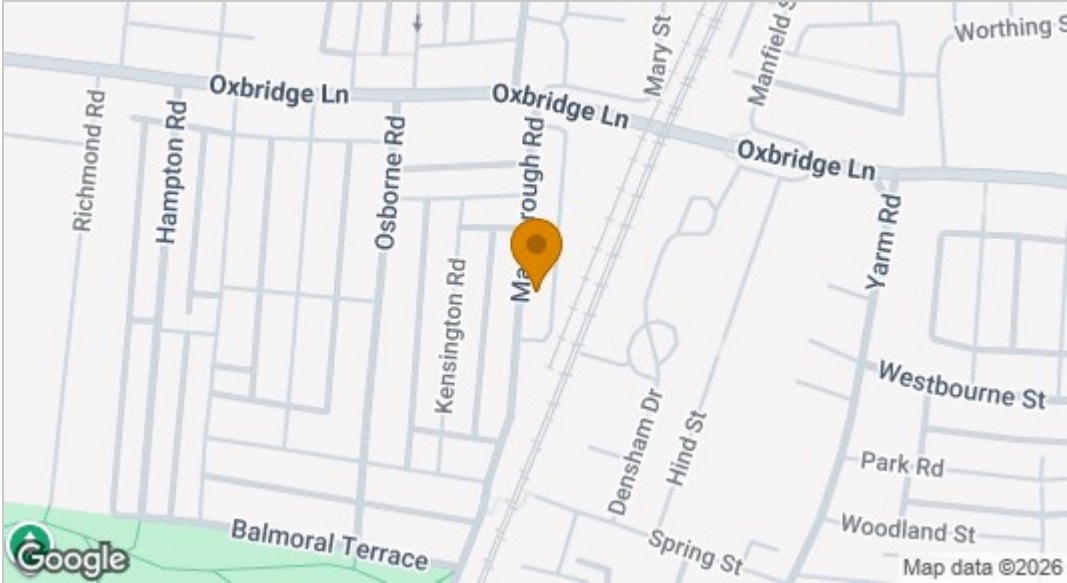
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



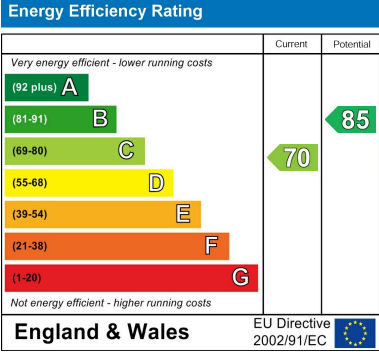




Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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.