



£97,500

Weddell Court, Thornaby

IH INGLEBY HOMES





This attractive two bedroom property is available 'with tenant in situ' and provides a great investment opportunity. Currently let at £650pcm, to a longstanding tenant that is taking great care of the place.

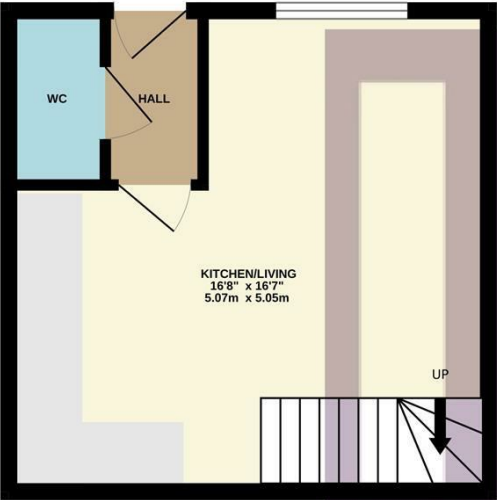
Enjoying a cul-de-sac position within this modern Thornaby development, benefitting from allocated parking bay, and plenty of visitor spaces, close to local schooling and amenities.



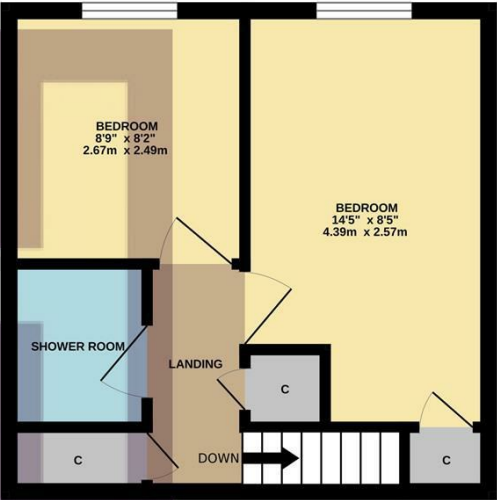
The ground floor comprises an entrance hall, with cloakroom/WC off, before you arrive into the spacious open-plan kitchen/dining/living space. Stairs lead to a first floor landing with two built-in storage cupboards, whilst accessing the two bedrooms, and a modern shower room. Benefiting from UPVC double glazing and gas central heating.

The Layout

GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



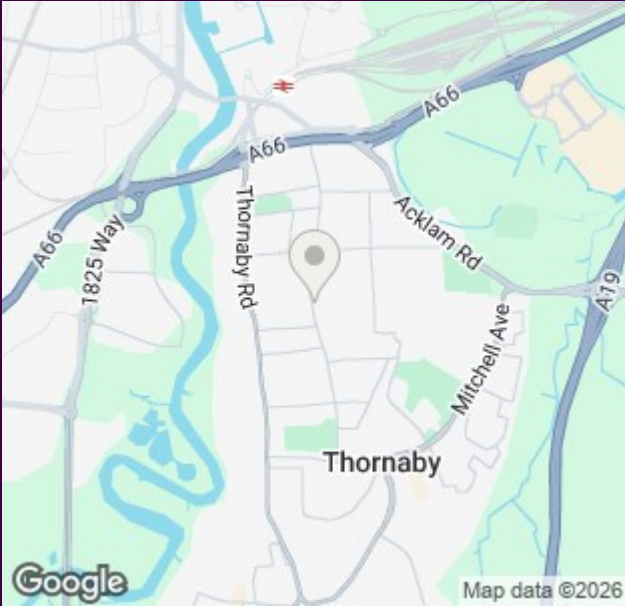
1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.2 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 any prospective purchaser. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		93	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) B		
(69-80) C	76		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location



Council Tax Band: A
Tenure: Freehold



- Currently let @£650pcm to a longstanding tenant
- Modern and attractive throughout - well cared for
- Impressive open-plan kitchen/dining/living space
- Two first floor bedrooms
- Modern shower room
- Excellent investment opportunity