



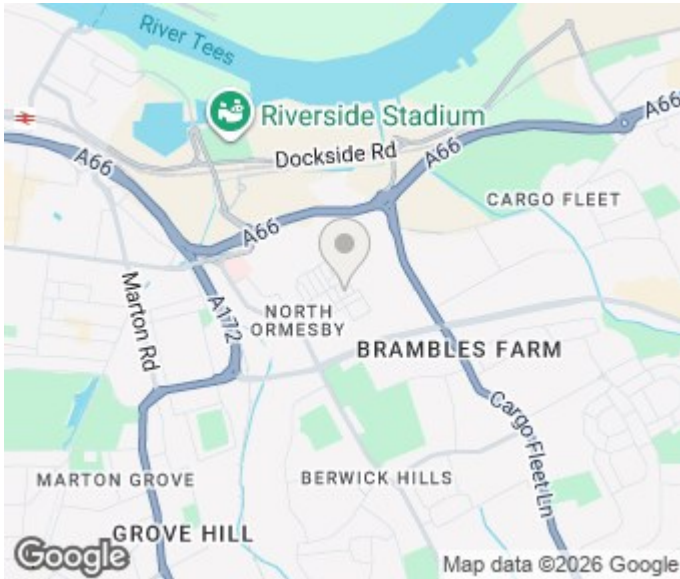
## 11 HOVINGHAM STREET

MIDDLESBROUGH, TS3 6NX

**£69,950**  
**FREEHOLD**

Magnum Properties are delighted to present to the market this fantastic investment opportunity . A spacious three-bedroom terraced home located in a popular residential area of Middlesbrough. Sold with tenants in situ, the property offers an attractive potential monthly rental income of £600, making it ideal for buy-to-let investors seeking a reliable, ready-made addition to their portfolio.

**MP**  
**MAGNUM PROPERTIES**  
SALES | LETTINGS | INVESTMENT | MANAGEMENT



**EPC Rating:**      **Council Tax Band: A**

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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

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