

# HUNTERS®

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## Victory Avenue

Gretna, DG16 5AE

Asking Price £108,000



- Landlords Investment Opportunity
- Mid-Terraced House
- Living Room and Dining Kitchen
- Front and Rear Gardens
- Gas Central Heating and Double Glazing

- Being Sold with and Active Tenancy (Generating £525 pcm)
- Centrally Located within Gretna
- Two Double Bedrooms and Family Bathroom
- On-Street Parking
- EPC - D

Tel: 01387 245898

# Victory Avenue

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Asking Price £108,000



Landlord Investment Opportunity - Offered to the market with a sitting tenant in place, this two-bedroom mid-terraced house presents an attractive opportunity for buy-to-let investors seeking rental income from the outset. The property is currently generating £525pcm, equivalent to a gross annual yield of 5.83% based on the marketing price. The accommodation comprises a living room, dining kitchen, two double bedrooms, a family bathroom and a useful ground floor WC/cloakroom, providing practical and well-balanced living space. Externally, the property benefits from gardens to both the front and rear, with on-street parking available within the vicinity. With an active tenancy already in place and potential for future improvement subject to the appropriate arrangements, this property represents a solid addition to an existing portfolio or a straightforward investment purchase. Contact Hunters Annan today for further information or to arrange a viewing.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen and WC/cloakroom, external door to the rear garden, radiator, and stairs to the first floor landing with an under-stairs cupboard.

### LIVING ROOM

12'11" x 9'9" (3.94m x 2.97m)

Double glazed bay window to the front aspect, radiator, and a fireplace with electric fire. Measurements not including the bay.

### KITCHEN

11'3" x 10'7" (3.43m x 3.23m)

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, one bowl stainless steel sink with mixer tap, space with plumbing for a washing machine, space with plumbing for a dishwasher, wall-mounted gas boiler, radiator, and two double glazed windows to the rear aspect.

### WC/CLOAKROOM

5'6" x 2'11" (1.68m x 0.89m)

WC, radiator, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, radiator, and a double glazed window to the rear aspect.

### BEDROOM ONE

11'10" x 11'8" (3.61m x 3.56m)

Double glazed window to the front aspect, radiator, and a decorative fireplace.

### BEDROOM TWO

12'9" x 8'10" (3.89m x 2.69m)

Double glazed window to the rear aspect, radiator, decorative fireplace, and a loft-access point. Measurements to the maximum points.

## BATHROOM

8'5" x 6'11" (2.57m x 2.11m)

Three piece suite comprising a WC, pedestal wash basin, and a bath with mains shower over. Part-boarded walls, radiator, obscured double glazed window, and a built-in cupboard with double doors.

## EXTERNAL:

Front Garden & Parking:

To the front of the property is a garden area with gated access from the pavement to the front door. Parking is available on-street.

Rear Garden:

To the rear of the property is a lawned garden with mature hedging. An access gate at the rear to a shared path allows for access back to the front of the terrace.

## WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - [///stops.coveted.shapeless](https://stops.coveted.shapeless)

## AML DISCLOSURE:

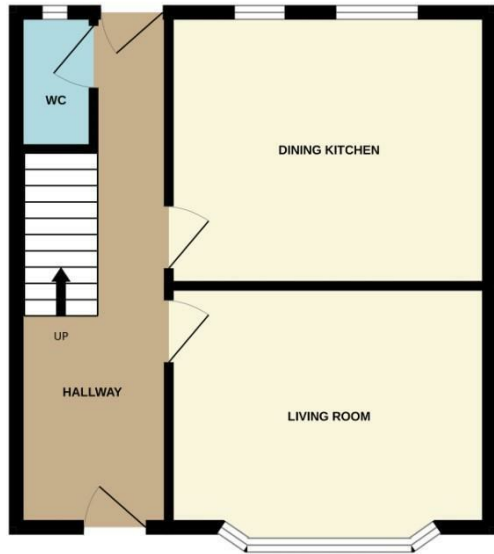
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## HOME REPORT:

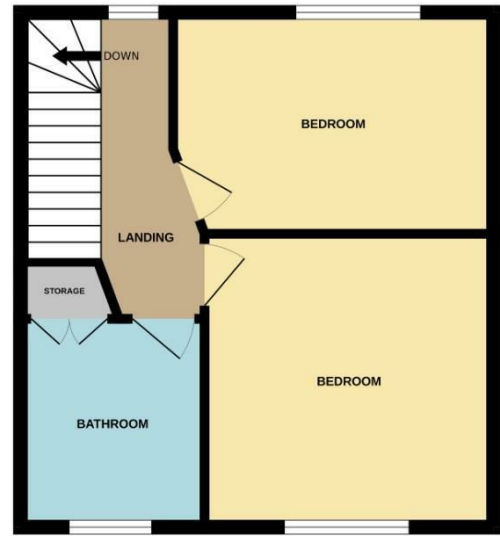
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

# Floorplan

GROUND FLOOR



1ST FLOOR



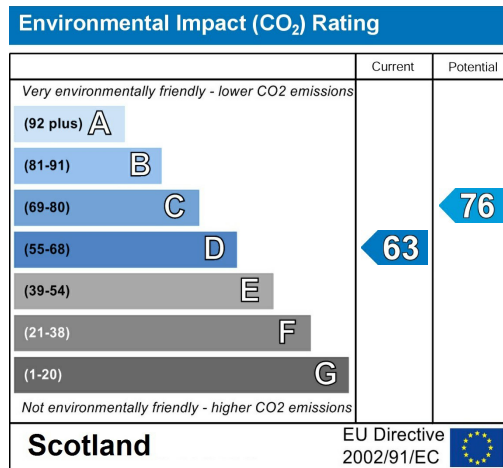
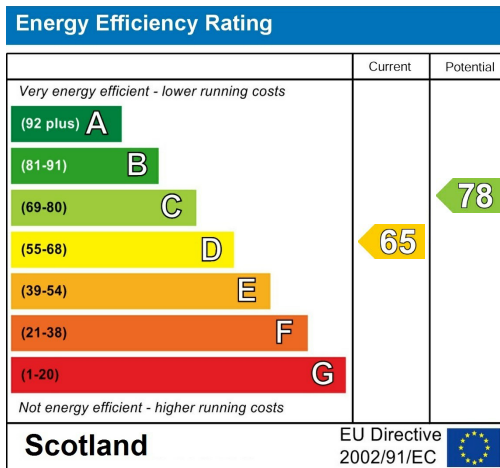
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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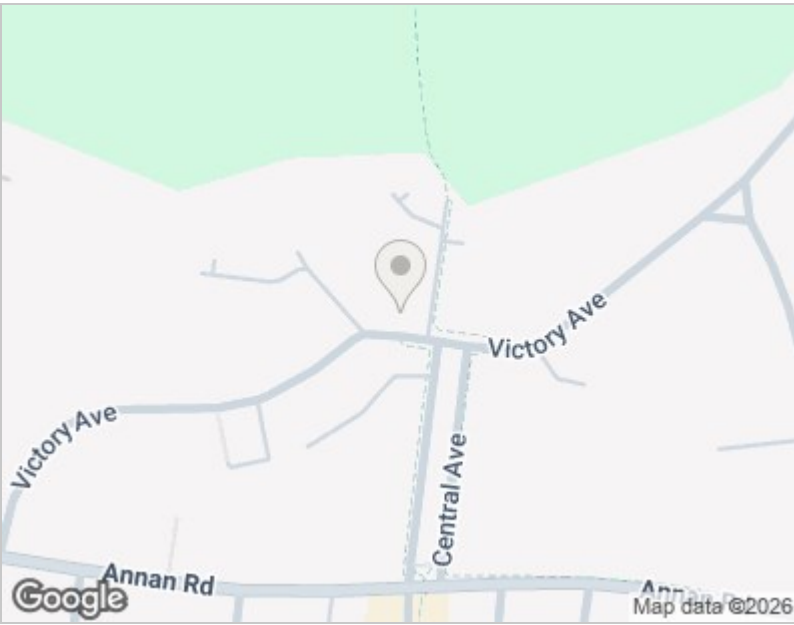
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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