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28 Lakeside Road, Douglas, IM2 7BL
Asking Price £265,000

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INVESTMENT ONLY. Currently let at £1,300 pcm until 1ST July 2029. 28 Lakeside Road presents an excellent investment opportunity in a popular residential location. This modern two-bedroom end-of-terrace home is conveniently positioned within easy walking distance of local schools, Governors Hill shops and bus routes. The accommodation comprises an entrance hall, bright open-plan living/dining room with glazed doors to the rear garden, separate fitted kitchen with garden access, two generous double bedrooms and a contemporary family bathroom with separate bath and shower. Externally, the property benefits from a private, low-maintenance rear garden. An attractive turnkey investment with an established rental income with a tenant in situ.



LOCATION

From Governors Bridge head towards Sign post corner, turning left onto Hailwood Avenue. Turn left onto Lakeside Road and take the third turning on the left and number 28 can be found on the right hand side, clearly identified by our For Sale Board.

ENTRANCE

DINING AREA

9' 2" x 9' 2" (2.8m x 2.8m)

LIVING ROOM

12' 2" x 11' 10" (3.7m x 3.6m)

KITCHEN

12' 2" x 7' 10" (3.7m x 2.4m)

FIRST FLOOR

BEDROOM

12' 2" x 11' 6" (3.7m x 3.5m)

SHOWER ROOM

5' 11" x 7' 7" (1.8m x 2.3m)

BEDROOM

12' 2" x 9' 10" (3.7m x 3.0m)

OUTSIDE

Side garden with garden shed. Paved patio area to rear. Communal parking to the rear.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

There is a signed Tenancy Agreement in place until 1st July 2029. It offers a break clause after 1st July 2027, when a 3 month notice period can be introduced (vacant possession from October 2027).

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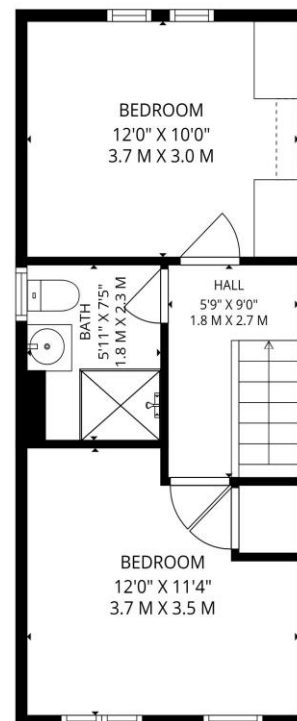
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GROUND FLOOR



1ST FLOOR



Total: 710 sq. Ft, 66 m2
Ground Floor: 355 sq. Ft, 33 M2, 1st Floor: 355 sq. Ft, 33 m2
Excluded Areas: Walls: 61 sq. Ft, 5 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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