



Borough Road,
Offers In Excess Of £139,950

- Attention Investors
- Well Placed For Teesside University
- 3 Bedroom Accommodation
- 2 Reception Rooms



Reeds Rains

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Borough Road, Middlesbrough, Cleveland
Offers In Excess Of £139,950

VIEWINGS AND OFFERS INVITED

Attention investors* Potential Gross yield 13% based on 5 students sharing paying £75 per room/ week* 3 bedrooms* 2 receptions * Stairs to loft room* Well placed for Teesside university* Call Reeds Rains 01642 239030*

AGENTS NOTES

VIEWINGS AND OFFERS INVITED.

Attention investors, take a look at this period property which offer potential to generate a Gross yield 13% which is based on 5 students sharing paying £75 per room per week. On arriving at this property the vestibule leads through to an entrance hall which offers access to the first floor. The lounge would make a good size bedroom and the dining room a communal room ideal for student living. Completing the ground floor is a good size kitchen. To the first floor there are 3 bedrooms served by a bathroom/ Wc. There is a fixed Stairs leading to a loft room, externally there is an enclosed yard. Borough Road is well placed for Teesside university, Middlesbrough town centre, bus station and main line rail. To

arrange a viewing or make an offer Call Reeds Rains 01642 239030*

VESTIBULE

HALL

LOUNGE/ BEDROOM

3.73m x 3.82m (12'3" x 12'6")

DINING ROOM

4.10m x 4.08m (13'6" x 13'5")

KITCHEN

5.34m x 2.73m (17'6" x 8'11")

FIRST FLOOR LANDING

BEDROOM 1

5.00m x 3.82m (16'5" x 12'6")

BEDROOM 2

3.19m x 4.02m (10'6" x 13'2")

BEDROOM 3

3.24m x 2.81m (10'8" x 9'3")

BATHROOM

LOFT ROOM

YARD TO THE REAR

FLOORPLAN

Reeds Rains Mortgage Advice



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



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