



- Ideal Investment Opportunity
- Tenant in Situ
- Semi Detached House
- 3 Good Size Bedrooms

- Downstairs WC
- Kitchen/Diner
- Rear Garden
- Off Street Parking & Garage

Bedford Way, DN15 8GP,  
£135,000







Starkey&Brown are delighted to offer for sale this fantastic investment opportunity on Bedford Way. The property currently has a tenant in situ paying a monthly rent of £725. The accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hall, lounge, kitchen/diner and downstairs WC. Outside the property has off street parking, garage and an enclosed rear garden. The property would also make a perfect first time buyer home. A great location nearby to a fantastic range of amenities and transport/motorway links. Call today to view! Freehold. Council tax band: B



### Entrance Hall

Having door to the front aspect, uPVC double glazed window to the side aspect, radiator and stairs rising to the first floor.

### Lounge

11' 4" x 16' 4" (3.45m x 4.97m)

Having uPVC double glazed window to the front aspect and two radiators.

### Kitchen/Diner

15' 1" x 9' 8" (4.59m x 2.94m)

Having uPVC double glazed window to the rear aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, space/plumbing for washing machine, radiator and gas central heating boiler.



### Downstairs WC

4' 9" x 3' 3" (1.45m x 0.99m)

Having uPVC double glazed window to the rear aspect, WC, wash hand basin and radiator.

### First Floor Landing

Having loft access.



### Bedroom 1

8' 0" x 19' 5" (2.44m x 5.91m)

Having uPVC double glazed window to the front aspect and radiator.

### Bedroom 2

8' 8" x 10' 7" (2.64m x 3.22m)

Having uPVC double glazed window to the front aspect and radiator.



### Bedroom 3

10' 2" x 7' 2" (3.10m x 2.18m)

Having uPVC double glazed window to the rear aspect and radiator.

### Bathroom

6' 10" x 6' 5" (2.08m x 1.95m)

Having uPVC double glazed window to the rear aspect, panelled bath with shwoer over, wash hand basin, WC and radiator.

### Outside Front

Having off street parking and garage.

### Outside Rear

The rear garden is mainly laid to lawn with a fenced surround and a pebbled area.

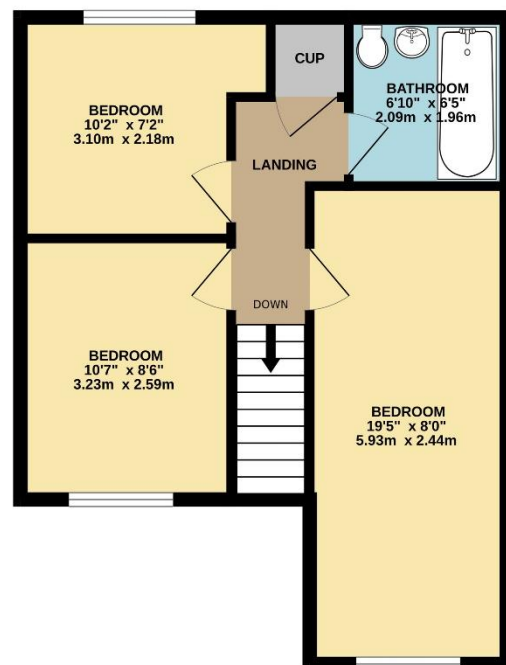
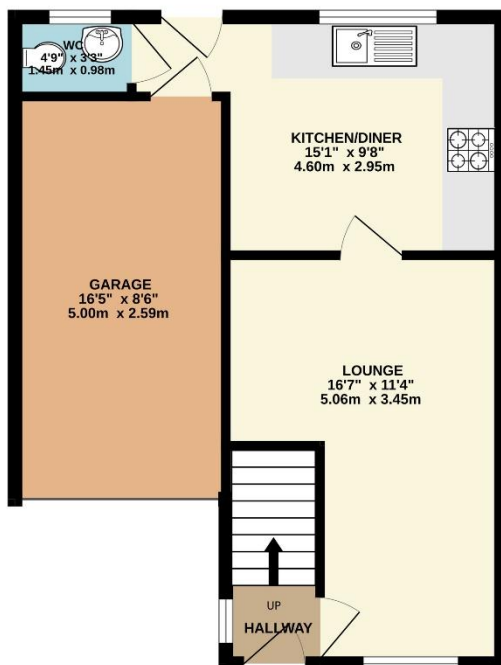






GROUND FLOOR

1ST FLOOR



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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