

CARVERS

SALES & LETTINGS

Lee Green

Newton Aycliffe, DL5 5HN

Offers in the region of £125,000

House - Terraced

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INVESTMENT OPPORTUNITY An excellent opportunity for a buy to let investor to purchase this 3 BEDROOM mid terrace property currently occupied by a long term tenant. Equipped with gas central heating to radiators and uPVC double glazing the property features two reception rooms, fitted kitchen, utility and sun room to rear. There is a recently installed shower room/WC with enclosed garden to the rear and driveway to the front.









- Living room with dining room
- Utility room
- Sun room
- Recently installed shower room/WC
- Enclosed rear garden
- Fitted kitchen
- Ground floor WC
- Three good size bedrooms
- Driveway
- Investment opportunity

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A
Local Authority:- Durham County Council

Investment Property Details

Existing Rent income: £600.00pcm
Yield: 5.76% gross

For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

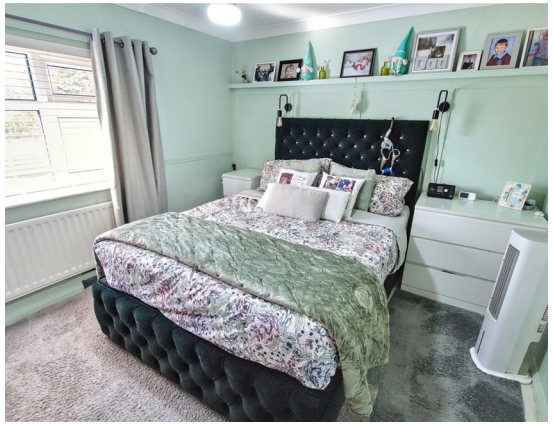
Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)

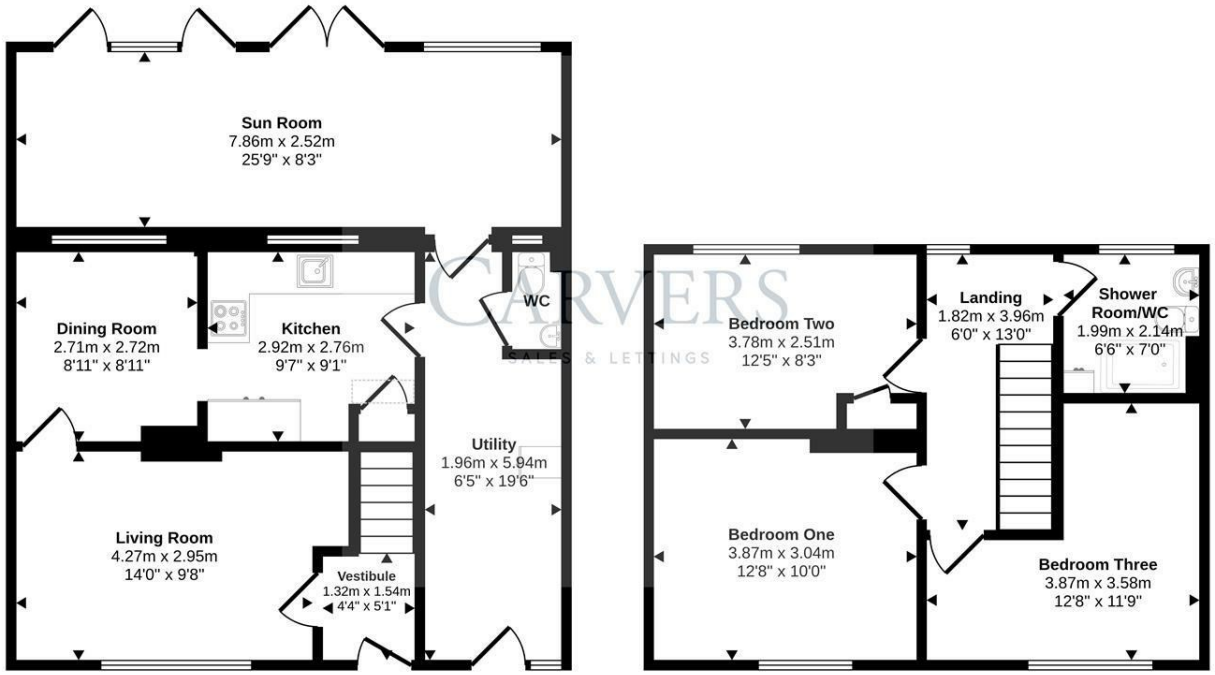








Approx Gross Internal Area
114 sq m / 1231 sq ft

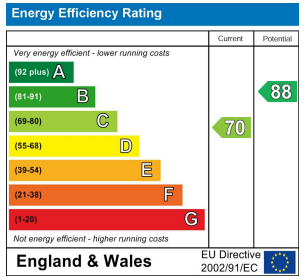


Ground Floor
Approx 69 sq m / 739 sq ft

First Floor
Approx 46 sq m / 491 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property size taken from EPC
871.00 sq ft



The Property Ombudsman · RICS · naea propertymark PROTECTED · arla propertymark PROTECTED · Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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