



## 28 Bouch Street

, Shildon, DL4 2JW

Guide price £30,000

Guide Price £30,000+

We offer For Sale via Option A – Unconditional Online Auction on 16th May 2024 this two bedroom mid terrace LET investment in the village of Shildon, Co Durham.

The accommodation on offer, briefly comprises entrance porch, hallway, dining room, lounge and fitted kitchen to ground floor. To first floor are two good sized bedrooms and a white family bathroom W.C. Externally is an enclosed rear yard. The property also benefits from UPVc double glazing and gas central heating via an Ideal made combi boiler.

The property is Let at a rent of £3,900 per annum, returning a yield of 13% on the advertised Guide Price. The current tenant's tenancy runs until December 2024. Therefore, a perfect, readymade BTL investment for any landlord.

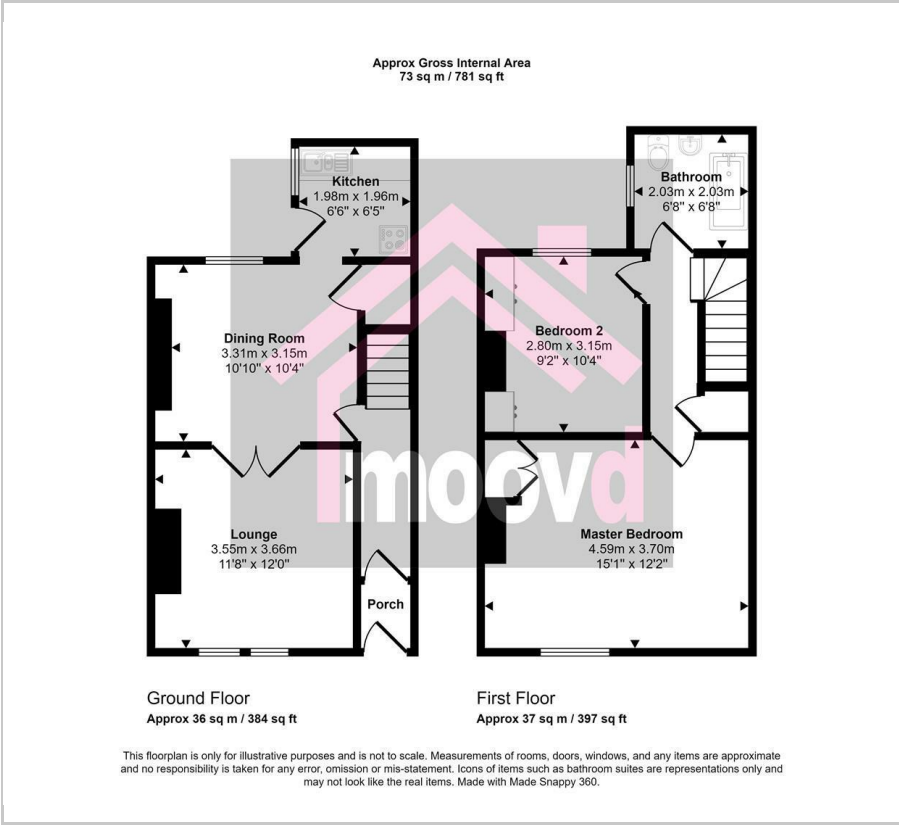
We recommend an internal viewing, to appreciate the accommodation on offer. Viewings by appointment only.

- Offered For Sale via Option A - Unconditional Online Auction
- 16th May 2024
- Two bedroom mid terrace
- LET investment at £3,900 per annum
- Yielding 13% on advertised guide price
- INTERESTED? VIEW ME!





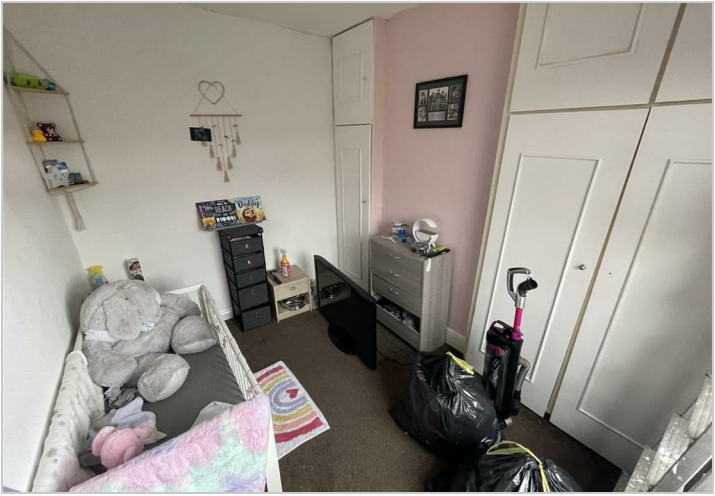
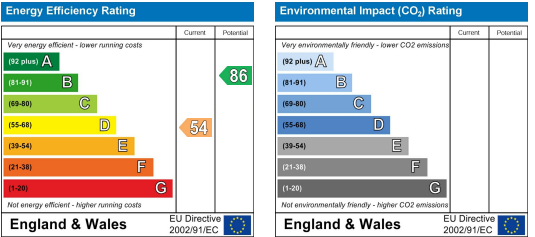
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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