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49,950



- SEMI DETACHED
- INVESTMENT PROPERTY
- LARGE GARDEN
- REAR LANE ACCESS
- NO CHAIN



Ref: PRA11301

Viewing Instructions: Strictly By Appointment Only

General Description

2 Bedroom semi detached property in need of refurbishment. Large gardens with rear lane access. Investment property which will make ideal buy to let once completed.

Accommodation

Entrance Hall

Stairs leading to first floor



Lounge (13' 6" x 11' 11") or (4.11m x 3.62m)

Window to front, understair storage, door to kitchen



Kitchen/Diner (16' 8" x 8' 0") or (5.09m x 2.43m)

Window to rear, door leading to rear garden

1st Floor Landing

Doors to all rooms



Bedroom 1 (16' 8" x 9' 11") or (5.08m x 3.02m)

Two windows to front



Bedroom 2 (12' 2" x 8' 11") or (3.70m x 2.71m)

Window to rear



Bathroom (9' 1" x 7' 7") or (2.77m x 2.30m)

Window to rear

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:48

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.