



2 Bedrooms

This well-presented two-bedroom property offers comfortable and practical living in a convenient location, making it an ideal investment opportunity.

Accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room perfect for entertaining, a well-appointed kitchen, and a modern family bathroom. Upstairs features two generously sized bedrooms providing ample space for rest and relaxation.

Externally, the property benefits from a neat front garden and a private rear yard, complete with a garage and access to the back lane — ideal for off-street parking or additional storage.

The property is to be sold with a sitting tenant currently paying £400 per calendar month, with the potential to increase rental income to approximately £475pcm.

A fantastic opportunity for buy-to-let investors looking for a ready-made, income-generating asset. Early viewing is recommended.

Guide Price:

£54,000

EPC Rating: D

Milbank Terrace

Station Town, Wingate, TS28



Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate (truncated)

Material Information:

Construction

Traditional Construction

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Water Meter

No

Electric Car Charger

No

Broadband Speed

Obtained using this link

Mobile Phone Signal

Unaware of any issues

Tenure - Freehold

Viewing - By appointment through Holbrook & Co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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