



2 Bedrooms

Investment Opportunity – Tenant in Situ – Approx. 14.6% Yield

A well-presented two-bedroom mid-terraced property located on Thorpe Street, offered for sale with a long-standing tenant in situ currently paying £550 PCM. The tenant has an excellent payment history with no arrears or issues, and the property has been well maintained throughout the tenancy, making this an ideal turnkey investment for landlords seeking immediate rental income from day one.

The accommodation briefly comprises a lounge, fitted kitchen, two bedrooms, and a family bathroom, along with a rear yard/garden area. Conveniently located close to local amenities, schools, and transport links, the property is well positioned for continued rental demand.

Thorpe Street

Easington, Durham, SR8

Guide Price:

£36,000

EPC Rating: C



Lounge:

4.04 x 3.86

With carpet flooring, radiator, double glazed window

Kitchen Dining Room:

3.50 x 2.50

With a range of wall and base units, double glazed window, radiator, free standing oven, plumbing for a washing machine

Bathroom:

2.53 x 1.24

Part tiled bathroom suite with bath and mixer shower tap, wash hand basin, lino flooring, radiator and double glazed window

Bedroom 1:

3.83 x 3.04

With carpet flooring, radiator and double glazed window

Bedroom 2:

3.87 x 3.61

With carpet flooring, radiator and double glazed window

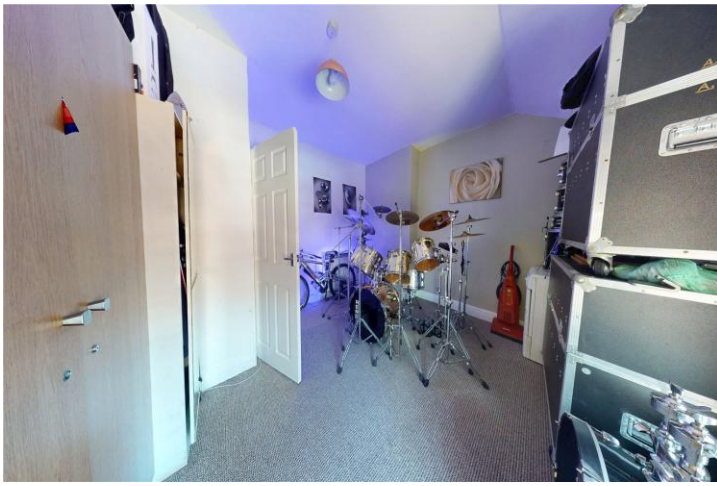
WC:

With W/C, lino flooring and double glazed window

Auction Disclaimer:



For additional information and full photo gallery please visit www.holbrookandco.co.uk



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.



The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



Disclaimer:

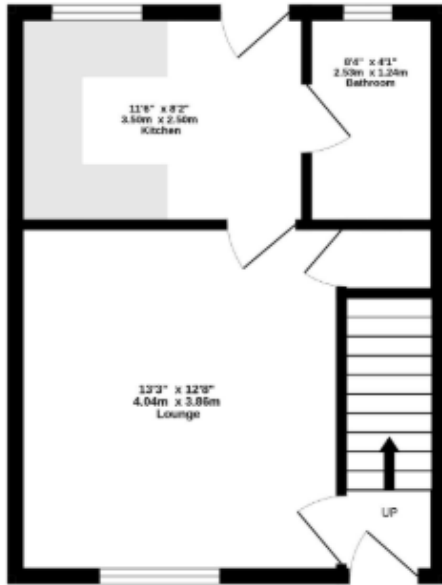
1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and Halbrook Ltd accepts no liability for their accuracy.



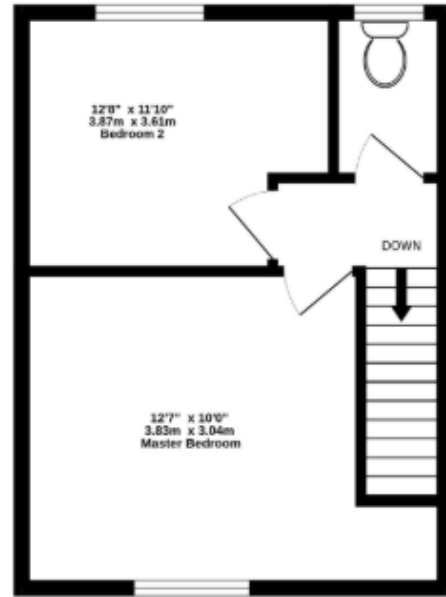
Tenure - Freehold

Viewing - By appointment through Holbrook & Co

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, no responsibility is accepted for any errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit

www.holbrookandco.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract