



2 Bedrooms

Charming two-bedroom terraced house offering spacious living accommodation and perfect for Investors who are looking for a high rental yield, currently at 14.62%.

To be sold with long term Tenant in Situ.

Ideally suited for investors seeking affordable property in a convenient location.

Early viewing highly recommended to avoid disappointment.

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).

Lake View

Station Town, Wingate, TS28

Asking Price:

£36,000

EPC Rating: D



Reception Room:

12' x 13'4" (3.66m x 4.06m)

Electric Fire, Radiator, UPVC Window.

Kitchen:

10'2" x 7'3" (3.1m x 2.2m)

Gas Hob, Extractor Fan, Oven, UPVC Window, Sink with Mixer Tap.

Bathroom:

6' x 7'3" (1.83m x 2.2m)

Corner Bath, Wall mounted Shower, Washbasin, Toilet, Radiator, Extractor Fan, UPVC Window.

Bedroom 1:

13'10" x 12'2" (4.22m x 3.7m)

Radiator, UPVC Window.

Bedroom 2:

14'3" x 8'11" (4.34m x 2.72m)

Radiator x 2, UPVC Window.

Material Information:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: NO

WATER METER: TBC

PARKING ARRANGEMENTS: On-Street

BROADBAND SPEED:



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



The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here
<https://www.broadbandcheck.co.uk/>
 ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

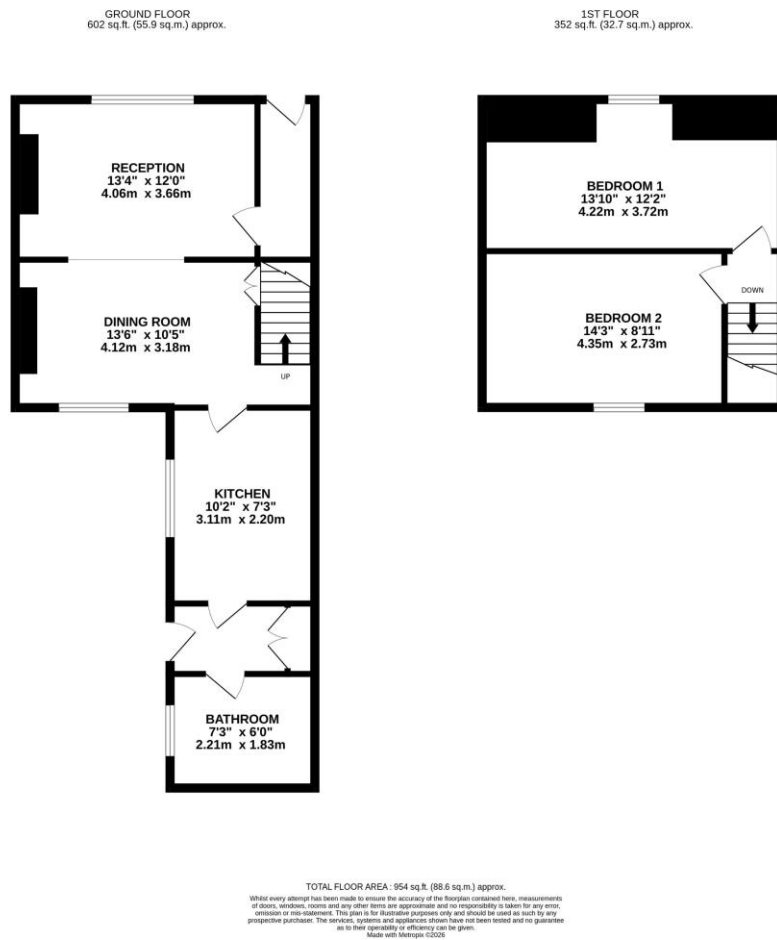
1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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