



OFFERS IN THE REGION OF £240,000

A well-presented period terrace property extending to an impressive 1,360 sq ft, offering spacious accommodation arranged over four floors. Conveniently located close to an excellent range of amenities and transport links, this attractive home represents an ideal investment opportunity, currently tenanted and achieving an approximate 6.7% rental yield.

The accommodation begins with a welcoming entrance hallway housing the stairs to the upper floors. To the front of the property is a bright and spacious living room, featuring a beautiful bay window that floods the room with natural light. Following is a generous dining room, providing ample space for freestanding dining furniture and ideal for entertaining. Completing the ground floor is a well-proportioned kitchen, fitted with a range of matching wall and base units, quality work surfaces and ample space for freestanding appliances.

The first floor reveals two impressive double bedrooms, alongside two additional single bedrooms that can be tailored to the needs of the occupier, whether as children's rooms, home offices or dressing rooms.

The second floor is home to a substantial loft room, providing excellent additional space with a range of potential uses, subject to the relevant requirements.

Completing the accommodation is a useful basement level, currently utilised for storage, offering further versatility and excellent practical space.

1360 gross sq ft
Tax Band: A
Freehold

"A substantial four-storey period terrace extending to 1,360 sq ft, currently tenanted and achieving an approximate 6.7% yield."

