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## Arkwright Road , Irchester, NN29 7HG

Chain Free **£195,000**



Prime Choice are pleased to present this chain free, two bedroom terrace home. Benefits include electric heaters as well as double glazing. The accommodation briefly comprises a lounge, fully fitted kitchen with electric cooker, electric shower over bath, conservatory, front garden plus enclosed rear garden.

Currently with a tenant in situ.

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### Entrance Porch

03'07" x 03'03" (1.09m x 0.99m)

UPVC double glazed door leads to entrance porch. Fuse box. Coat hooks.

### Living Room

16'00" x 11'10" (4.88m x 3.61m)

UPVC double glazed to front elevation. Electric heating. Storage cupboard.

### Kitchen

11'10" x 09'11" (3.61m x 3.02m)

UPVC double glazed to rear elevation. Stairs to first floor. Fitted base and eye level units. Built in oven and hob. Door leading to conservatory.

### Conservatory

09'05" x 07'02" (2.87m x 2.18m)

UPVC conservatory with UPVC double doors to garden.

### Bedroom One

11'08" x 07'11" (3.56m x 2.41m)

UPVC double glazed to front elevation. Electric heating. Cupboard housing immersion.

### Bedroom Two

12'00" x 11'11" (3.66m x 3.63m)

UPVC double glazed to rear elevation. Electric heating.

### Bathroom

06'04" x 05'08" (1.93m x 1.73m)

White bathroom suite. Electric shower over bath.

### Rear Garden

Newly fitted decking leads to rear garden.

### Rental Yield

Gross Rent: £8,760 per annum

Gross Yield: 4.49%

### Marketing

Please note, the property has a tenant in situ and some of marketing pictures were taken prior to the tenancy commencing in 2021.

### Disclaimer

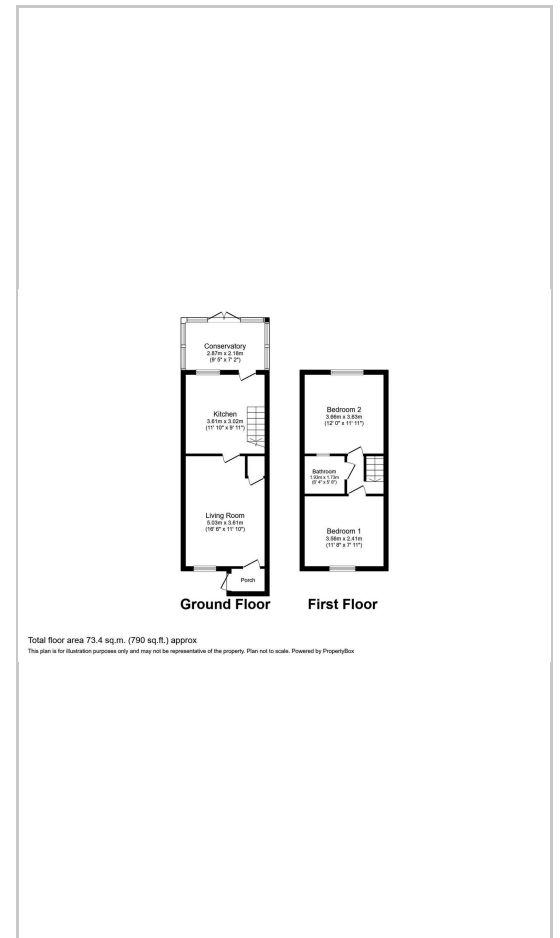
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### Area Map



### Floor Plans



### Energy Efficiency Graph

