



24 Melksham Square

Elm Tree, Stockton-On-Tees, TS19 0TL

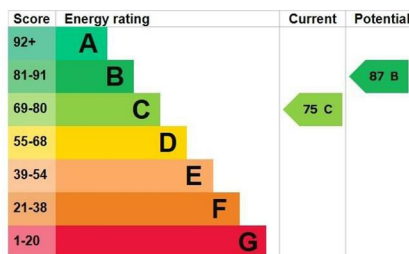
Offers in excess of £90,000



Offers Invited Around £95,000 - This Delightful Mid-Terrace House Presents An Excellent Investment Opportunity. Currently Occupied By A Professionally Sourced Tenant, This Property Generates A Reliable Rental Income Of £650 Per Calendar Month, Equating To An Annual Yield Of £7,800. This Makes It An Attractive Option For Investors Looking To Expand Their Portfolio With A Property That Is Already Generating Income.

The House Is Equipped With A Valid Gas Safety & Electrical Safety Certificate. Additionally, A Recent Energy Performance Certificate (EPC) Is Available, Rating The Property A Commendable C, With A Score Of 75 Out Of 87, Valid Until 15 April 2024. This Rating Indicates Good Energy Efficiency, Which Is Increasingly Important For Both Tenants And Landlords Alike.

There Is An Opportunity To Purchase Further Properties From Our Client's Portfolio - Enquire Within.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Location:
Melksham Square Can Be Accessed via Elm Tree Road, Turning Right Onto Melton Road, Turning Right Onto Melksham Square

St Mark's Church Of England Primary School - 5 Minute Drive, 5 Minute Walk
St Patrick's Catholic Primary School - 6 Minute Drive, 12 Minute Walk
Our Lady & St Bede Catholic Academy - 4 Minute Drive, 11 Minute Walk
Stockton Sixth Form College - 3 Minute Drive, 14 Minute Walk
A66 - 7 Minute Drive
A1027 - 5 Minute Drive

Distance Times As Suggested By Google Maps

Entrance Hallway
Access To Lounge, Kitchen, Ground Floor W/C, Storage Cupboard & Staircase To First Floor.

Lounge
Feature Electric Fireplace With Surround, uPVC Double Glazed Windows, Radiator.

Kitchen
Fitted With A Range Of Base, Wall And Draw Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated , Space For Other Appliances, Space For Family Dining Table & Chairs, uPVC Double Glazed Windows, Radiator.

Ground Floor W/C
Fitted With A White W/C, Hand Wash Basin, uPVC Double Glazed Window, Radiator.

First Floor Landing
Access To Bedrooms & Bathroom

Bedroom One
Fitted Wardrobes, uPVC Double Glazed Windows, Radiator.

Bedroom Two
uPVC Double Glazed Windows, Radiator.

Bedroom Three
uPVC Double Glazed Window, Radiator.

Family Bathroom
Fitted With A White Four Piece Suite Comprising; W/C, Hand Wash Basin, Bath, Freestanding Shower, uPVC Double Glazed Windows, Radiator.

Energy Efficiency Rating: C
The Full Energy Certificate Is Available On Request

Property Information
Tenure: Freehold
Local Authority: Stockton Borough Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: A
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
Broadband Delivered To The Property: Cable
Non-Standard Construction: Believed To Be Of Standard Construction
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
Flooding Issues In The Last 5 Years: None
Accessibility: Two Storey Dwelling. No Accessibility Modifications
Cladding: None
Planning Issues: None Which Our Clients Are Aware Of
Coastal Erosion: None
Coal Mining In The Local Area: None

Disclaimer
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

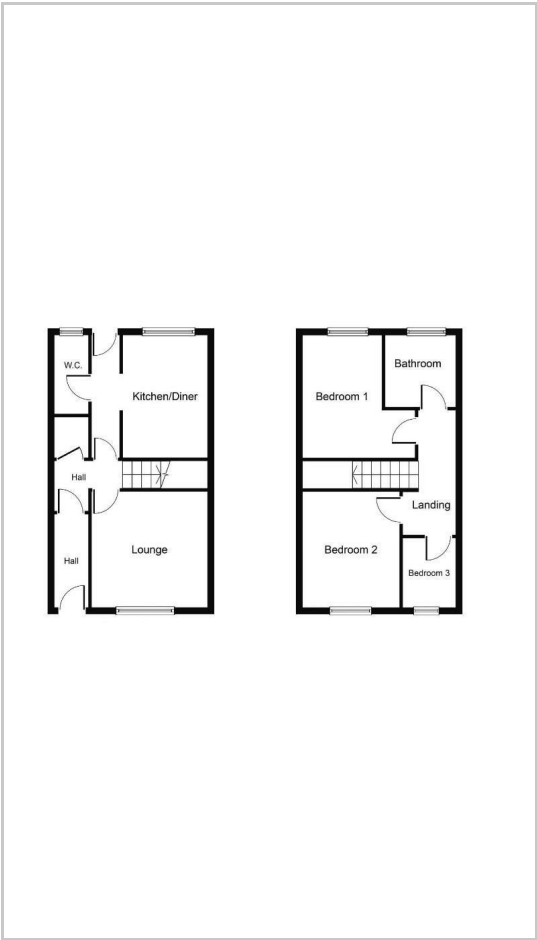
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

