



## 10 Nesham Road

, Middlesbrough, TS1 4HT

**Offers in excess of £90,000**

A HIGH YIELDING TOWN CENTRE INVESTMENT PROPERTY OFFERING A STUNNING ANNUAL RETURN OF £11,520 - THUS A GROSS YIELD OF 12.8% AT GUIDE PRICE.

THE PROPERTY OFFERS A MODERN INTERIOR WITH GOOD QUALITY KITCHEN & BATHROOM, MODERN DECORATION, A NEWLY INSTALLED COMBI BOILER, UPVC DOUBLE GLAZING & OFFERED ON A FULLY FURNISHED BASIS.

IN BRIEF THE PROPERTY COMPRISES; ENTRANCE HALL, A DOWNSTAIRS RECEPTION ROOM (CURRENT SERVING THE PURPOSE OF A DOWNSTAIRS BEDROOM), A KITCHEN, & A DOWNSTAIRS BATHROOM. TO THE FIRST FLOOR ARE 3 BEDROOMS, 2 OF WHICH ARE OCCUPIED & BEING USED AS SUCH & A FURTHER 1 IS VACANT BEING USED AS A COMMUNAL STUDY. THE PROPERTY IS SET ON A CORNER PLOT WITH LARGER THAN AVERAGE OUTSIDE SPACE, & ON-STREET PARKING OUTSIDE.

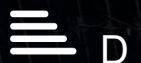
SET APPROXIMATELY A 0.9 MILE WALK TO THE MAIN UNIVERSITY ENTRANCE, WHILST IN A LESS BUSY STREET THAN THE STANDARD.

A SOLID INVESTMENT FOR ANYONE LOOKING FOR CASH FLOW.

- The tenancy agreement until at least 21 May (under a joint full-house tenancy).
- EPC Rating D
- Newly installed 'Navien' gas central heating boiler.

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

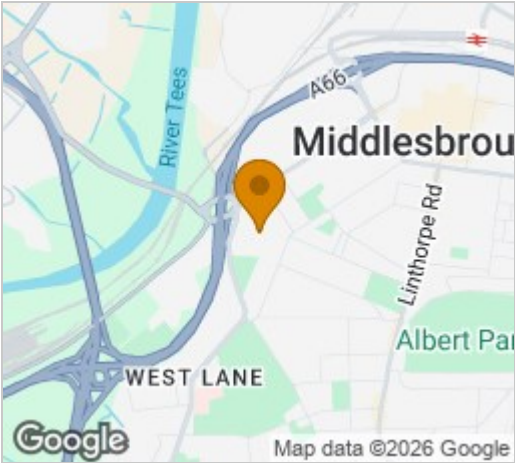




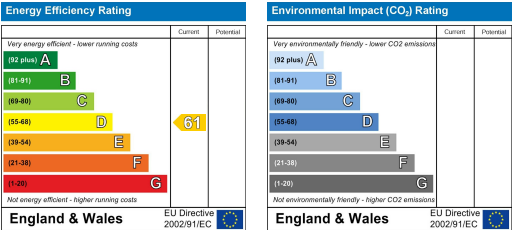
Floor Plan



Area Map



Energy Efficiency Graph



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