



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 COMPRISSES; ENTRANCE HALL, A DOWNSTAIRS RECEPTION ROOM (CURRENTLY 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.

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.

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



3



1



2

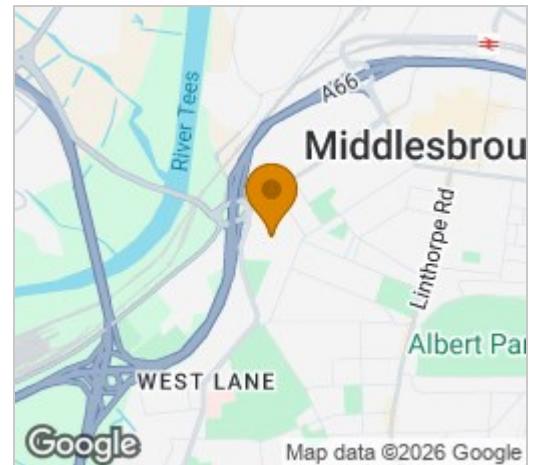


D

Floor Plan

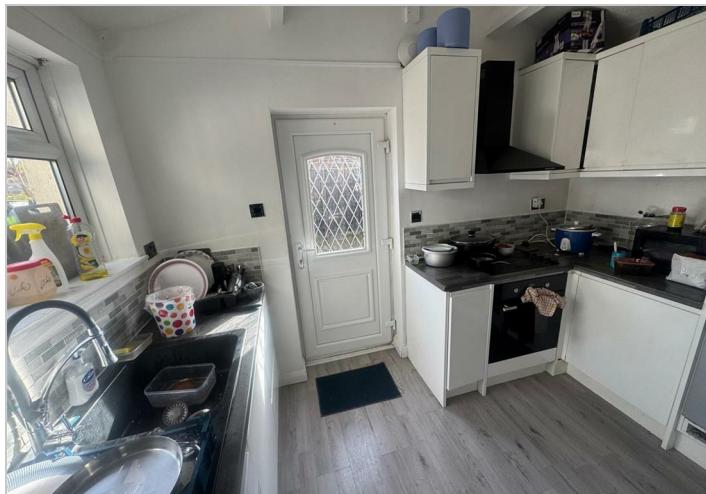


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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.