



Offers In The Region Of £100,000

TWO BEDROOMS *THROUGH BY LIGHT COTTAGE* *CLOSE TO HOSPITAL* *CLOSE TO LOCAL AMENITIES*
CURRENTLY LET AT £625 *WELL PRESENTED* *IDEAL F.T.B/BUY TO LET*

TOWNENDS are delighted to offer FOR SALE this well presented two bedroom through by light cottage property set on a quiet street located close to BRI. Early viewing is advised to fully appreciate all this property has to offer. Comprising of entrance, spacious lounge with an abundance of natural light, good size kitchen, two good size bedrooms to the first floor and a house bathroom. This through by light property has a good size low maintenance yard to the front. The property is currently tenanted on a rent of £625 PCM. This property can be bought with the tenant or with vacant possession.

TO VIEW CONTACT TOWNEND ESTATE AGENTS, IDLE.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		