

Rugby Street, TS25 5RR 2 Bed - House - Mid Terrace £39,950 ROBINSONS SALES • LETTINGS • AUCTIONS • SURVEYS

RENT / YIELD OF 10.9% ASSURED SHORTHOLD TENANCY \*\*\* An ideal investment opportunity, we are pleased to offer for sale this conveniently located two bedroom mid terraced property. The home is to be sold with a tenant paying £363 PCM which gives a yield of approximately 10.9%. The accommodation benefits from uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to lounge with feature fire surround and electric fire, the full width kitchen/diner is fitted with units to base and wall level with space for free standing appliances, the rear lobby gives access to the ground floor bathroom which is fitted with a three piece suite. To the first floor are two DOUBLE BEDROOMS and externally is a low maintenance yard to the rear. Rugby Street is located between Oxford Road and Cornwall Street with easy access to local amenities.

# **GROUND FLOOR**

# **ENTRANCE VESTIBULE**

Accessed via uPVC double glazed entrance door with fanlight above, stairs to the first floor, access to lounge.

### **LOUNGE**

13'04 x 10'06 (4.06m x 3.20m)

Feature fire surround with electric fire, uPVC window to the front aspect, double radiator.

#### KITCHEN/BREAKFAST ROOM

13'08 x 7'09 (4.17m x 2.36m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for free standing cooker, tiled splashback, recess for washing machine and fridge/freezer, Baxi gas central heating boiler.

\*\*\* TO BE SOLD WITH TENANT PAYING £4,416 ANNUAL uPVC double glazed window to the rear aspect, under RENT / YIELD OF 10.9% ASSURED SHORTHOLD stairs storage cupboard, single radiator.

# **REAR LOBBY**

uPVC double glazed door to the rear yard, access to bathroom.

# **GROUND FLOOR BATHROOM/WC**

Fitted with a three piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window to the side aspect, convector radiator.

#### **FIRST FLOOR**

#### **LANDING**

Useful storage cupboard, hatch to loft space, access to both bedrooms.

#### **BEDROOM ONE**

10'10 x 10'07 (3.30m x 3.23m)

Two useful storage cupboards, uPVC double glazed window to the front aspect, single radiator.

## **BEDROOM TWO**

10'04 x 8'05 (3.15m x 2.57m)

A good sized second bedroom with two uPVC double glazed windows to the rear aspect, single radiator.

#### **OUTSIDE**

The property features an enclosed yard to the rear with gated access.

# Rugby Street

Approximate Gross Internal Area 633 sq ft - 59 sq m



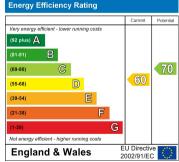
**GROUND FLOOR** 

FIRST FLOOR

#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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