



**64 Washington grove, DN5 9RL**

**£110,000 OffersInRegionOf  
Tenure Freehold**

- Popular Location
- Enclosed rear garden
- Attractive Yields
- Perfect for first time buyers
- Investment Opportunity
- Easy Access To Fantastic Amenities & Town Centre

This deceptively spacious mid terraced property is a perfect first time buy or excellent investment opportunity. Situated in a popular residential area close to the local High Street, the property offers two generous reception rooms and contemporary kitchen as well as three good sized bedrooms and a family bathroom to the first floor. The property also benefits from a rear enclosed garden with useful storage shed. Whilst buyers may want to personalise the property it is neutrally presented throughout and has a contemporary kitchen and bathroom. Always proving to be very succesful rental properties the potential yields are very high in todays rental market making it a very sensible return on investment. The location is both convenient and popular within walking distance to many local amenities, excellent schools and only a short drive into the town centre. Call Welcome Homes to book a viewing



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	