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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Harrington Street

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Offers Over £165,000

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Property Introduction

Three Self-Contained Apartments | Ready-to-Go Investment | Excellent Investor Opportunity Early viewing is strongly advised on this exciting investment opportunity — a substantial three-storey mid-terraced property that has been thoughtfully converted to create three self-contained apartments, offering an attractive proposition for both experienced landlords and investors looking to expand their portfolio. Ground floor offers living space, kitchen, bedroom and shower room, whilst the first and second floor offer living/bedroom, kitchen, shower room and a storage area or home office, with the added benefits of central heating and uPVC double glazing throughout. 3 x new Combi Gas Boiler in each flat. The ground floor apartment also enjoys the additional benefit of a private rear garden, adding further appeal and flexibility. With three individual units within one property, this represents a ready-to-go investment with strong income potential and excellent versatility. A fantastic opportunity for investors — early viewing is highly recommended.

Communal entrance

Entry door to the front elevation. Door to the ground floor flat. Stairs leading to the first floor and second floor accommodations.

GF Bedroom

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe. Door leading through to the lounge.

GF Lounge

uPVC double glazed window to the rear elevation. Central heating radiator. Stone fireplace with storage over.

GF Kitchen

Two uPVC double glazed windows to the side elevation. Fitted with a range of wall and base units with complementary work surfacing with inset stainless steel sink and drainer. Plumbing for a washing machine. Central heating radiator.

GF Lobby

Entry door out to the garden. Door to shower room.

GF Shower Room

uPVC double glazed window to the rear and being equipped with a w.c, wash hand basin and shower cubicle. Central heating radiator.

FF Living/Bedroom

uPVC double glazed window to the front elevation. Central heating radiator.

FF Kitchen

uPVC double glazed window to the rear. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Central heating radiator. Worcester boiler.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

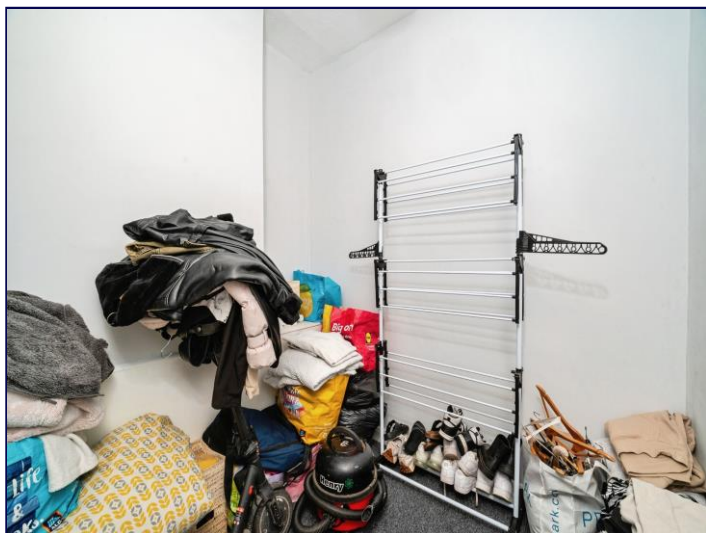
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Total floor area 125.2 m² (1,348 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		