



An excellent investment opportunity collecting an average yield 7-8% has come to the market. This property is close to all amenities, shops and bus routes. Comprising of an entrance hallway, good size open plan living/dining room, fitted kitchen on the ground floor. The upper floor has two double bedrooms and a spacious bathroom.

Externally an enclosed rear yard and street parking.

**Marlborough Road, Stockton-On-Tees, TS18 4DB**

**2 Bed - House - Mid Terrace**

**£79,950**

**EPC Rating:**

**Council Tax Band: A**

**Tenure:**



# Marlborough Road, Stockton-On-Tees, TS18 4DB

## Entrance Hall

Carpet, front elevation door and 1 x radiator.

## Lounge

1 x double glazed front window, carpet flooring, 1 x radiator and wall mounted electric fire.

## Dining

Carpet flooring, 1 x rear double glazed window and 1 x radiator.

## Kitchen

1 x side door, 1 x rear double glazed window, 1 x side double glazed window, gas hob/oven, wall and base units. Storage cupboard.

## Landing

Split level, carpet flooring, loft access and 1 x side double glazed window.

## Bathroom

Bath, w/c, wash hand basin vanity and 1 x rear double glazed window.

## Bedroom

Carpet flooring, double glazed window and 1 x radiator.

## Bedroom

Carpet flooring, double glazed window and 1 x radiator.

## External

Rear Yard

Street Parking



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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