



## Barthropp Street,

**offers in excess of £140,000**

- 3 Bedrooms
- Brilliant location
- Perfect investment
- EPC Rating: D




**3**

**1**

**1**



## About the property

This three-bedroom mid-terrace house is an ideal investment opportunity, offered with reliable sitting tenants already in place. The property features a spacious living room and a separate dining room, providing flexible reception space. The kitchen is well laid out and leads to a ground-floor bathroom.

Upstairs, the first floor offers three well-proportioned bedrooms, suitable for families or sharers, maximising rental appeal. Outside, the home benefits from on-street parking and a generous rear garden complete with a built-in shed, perfect for storage or tenant use.

With a Council Tax Band B and an EPC rating of D, the property presents solid long-term rental potential and steady returns. An excellent choice for investors seeking a ready-made buy-to-let with minimal initial work required.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Lounge

10' 9" x 10' 4" ( 3.28m x 3.15m )

### Dining Area

13' 11" x 12' 6" ( 4.24m x 3.81m )

### Kitchen

11' 2" x 10' 3" ( 3.40m x 3.12m )

### Bathroom

### Bedroom 1

13' 11" x 10' 2" ( 4.24m x 3.10m )

### Bedroom 2

8' 7" x 8' 1" ( 2.62m x 2.46m )

### Bedroom 3

12' 7" x 5' 4" ( 3.84m x 1.63m )