

2 bed terraced house to buy in

River Close, Waltham Cross, Hertfordshire, EN8 7QR

£250,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- BUY TO LET INVESTORS ONLY - SOLD WITH TENANT IN SITU
- CHAIN FREE
- 7% PLUS RENTAL YEILD
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

We are delighted to present this CHAIN FREE, TWO BEDROOM TERRACED HOUSE - Being sold with tenant in situ.

• *buy to let investors only**

An excellent opportunity for investors to acquire this well-presented two-bedroom terraced house, offered for sale with a tenant in situ, generating an existing rental income of £1,650 per calendar month (£19,800 per annum) and offering a potential gross rental yield in excess of 7%, subject to the purchase price. This property presents an attractive opportunity for investors seeking an income-producing addition to their portfolio.

Upon entering the property, you are welcomed by an entrance porch with a convenient storage cupboard to the right, leading into the entrance hallway. Straight ahead is the fitted kitchen, offering practical space for everyday use. Adjacent to the kitchen is the generously proportioned living room, providing a comfortable reception area. To the rear is a bright conservatory, offering additional living space with direct access into the rear garden. The first floor comprises two well-proportioned double bedrooms, a family bathroom featuring a bath, wash hand basin and shower, alongside a separate WC for added convenience. Externally, the property benefits from an attractive landscaped rear garden, providing an enjoyable outdoor space with the additional advantage of rear access.

With an existing tenant in situ, an annual rental income of £19,800 and a potential gross rental yield exceeding 7%, this property represents an appealing buy-to-let investment. The two double bedrooms, additional conservatory and landscaped garden further enhance its rental appeal.

Additional Information - Council Tax Band - C

Construction Type - Wimpey No-Fines

Flood Risk - Rivers & Seas: Low, Surface Water: Very Low

EPC Rating - D

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Terraced House

Parking: On Street

Construction materials: Insulated concrete framework

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Ground Floor
Approx. 48.6 sq. metres (523.6 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.5 sq. feet)



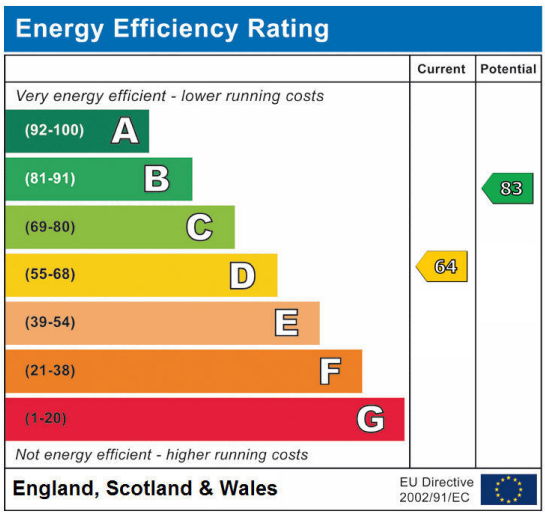
Total area: approx. 88.9 sq. metres (957.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

River Close



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Contact your local branch today for more information on this property:

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