



## 1 bed upper flat to buy in SR7

Woods Terrace, Murton, Seaham,  
Durham, SR7 9AD

**£34,999** Starting Bid

 x1  x1  x1

Tenure

Size

**Leasehold**

**624 sq ft / 58 sq m**

On Street parking

Chain free

## Property features

- ✓ Turn-key investment opportunity
- ✓ Sold with sitting tenant
- ✓ Well-maintained property
- ✓ Located on the High Street
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

ATTENTION INVESTORS – TENANTED INVESTMENT – FOR SALE VIA ONLINE AUCTION

Generating an impressive 11.8% gross annual rental yield, with a current rental income of £395 PCM (£4,740 per annum), this property presents an excellent opportunity for buy-to-let investors seeking immediate returns.

Sold with a sitting tenant in situ, this well-maintained, turn-key investment offers dependable rental income from day one, making it an attractive addition to any property portfolio.

Conveniently located on High Street, Woods Terrace, Murton, Seaham, the property benefits from easy access to local amenities, shops, schools, and transport links.

The accommodation comprises a self-contained one-bedroom upper floor apartment, featuring an entrance hallway, open-plan lounge, dining and kitchen area, a double bedroom, and a bathroom. The property has been well cared for by the current tenant and provides a hassle-free investment opportunity with established occupancy already in place.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 108

Price: Starting Bid £34,999

Property Type: Upper Flat

Build Size: 58 sq m

USPs: Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

## External Front

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### Entrance Hall



### Lounge



### Kitchen

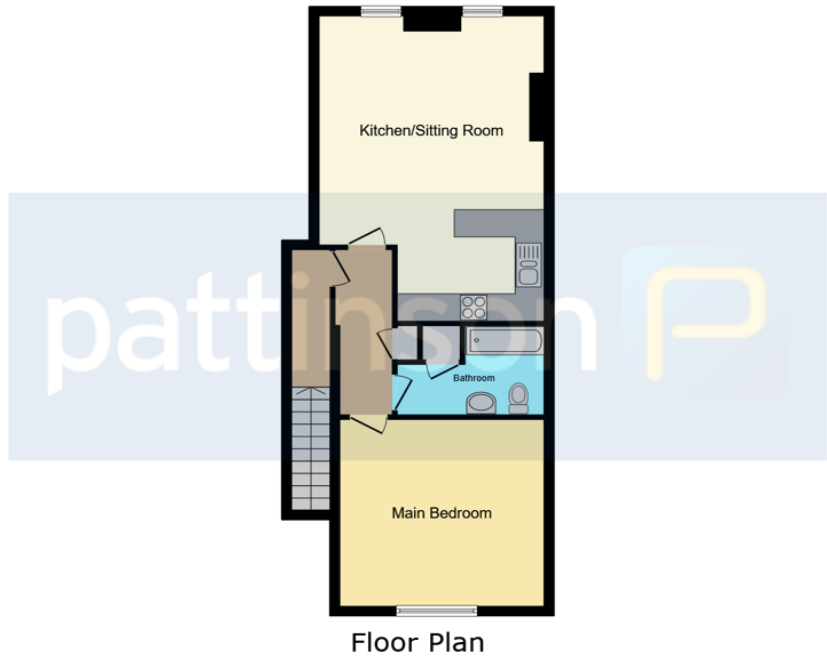


### Bedroom



### Bathroom





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Woods Terrace, Murton, Seaham, Durham, SR7 9AD

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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