



## 2 bed terraced house to buy in

Ilchester Street, Seaham, Durham, SR7 7LW

**£65,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

## Property features

 EPC Rating C

On Street parking

Chain free

## Key Information

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

## Description

Investment Opportunity | Tenants in Situ | £575 PCM Rental Income | Managed Tenancy

Offered to the market as a ready-made investment opportunity, this two-bedroom mid-terraced property is being sold with sitting tenants in situ, currently generating a rental income of £575 per calendar month. The tenancy is professionally managed, providing a hassle-free addition to any landlord's portfolio and immediate income from day one.

The accommodation briefly comprises a spacious lounge, fitted kitchen/breakfast room, two well-proportioned bedrooms, and a family bathroom. The property offers comfortable and practical living accommodation with a proven rental history, making it an attractive proposition for both experienced and first-time investors.

Conveniently situated close to local amenities, schools, and transport links, this established buy-to-let property is already occupied and producing an annual rental income of approximately £6,900, offering an excellent opportunity to acquire an income-generating asset with minimal initial involvement.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House


USPs: Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(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 

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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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