



### 3 bed terraced house to buy in

Cotsford Park Estate, Horden, Peterlee,  
Durham, SR8 4TA

**£69,000** Starting Bid

 x 3  x 1  x 2

Tenure

Size

**Freehold**

**915 sq ft / 85 sq m**

Allocated parking

Garden

### Property features

- ✓ NO HASSLE INVESTMENT
- ✓ Turn-key investment achieving £600pcm / £7200pa
- ✓ Impressive 10.3% annual rental
- ✓ Three-bedroom home
- ✓ EPC Rating D

## Key Information

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

## Description

TO BE SOLD VIA AUCTION — TENANTED SALE

An excellent investment opportunity to acquire this well-presented three-bedroom semi-detached home, currently tenanted and achieving £600 PCM (£7,200 per annum), offering an impressive 10.3% annual rental yield. This turn-key investment is managed by a letting agent, providing a hands-off and hassle-free opportunity for investors. The property also benefits from double glazing and gas central heating and offers comfortable, versatile accommodation throughout.

The ground floor comprises an inviting entrance, a spacious lounge, dining area, a well-proportioned kitchen, and a family bathroom.

To the first floor, there are three generously sized bedrooms, two doubles and a signal room.

Externally, the property enjoys a rear garden laid mainly to lawn, front garden providing a pleasant outdoor space.

A superb ready-made investment. Early viewing is highly recommended, as opportunities of this nature attract significant interest.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,000

Property Type: Terraced House

Build Size: 85 sq m

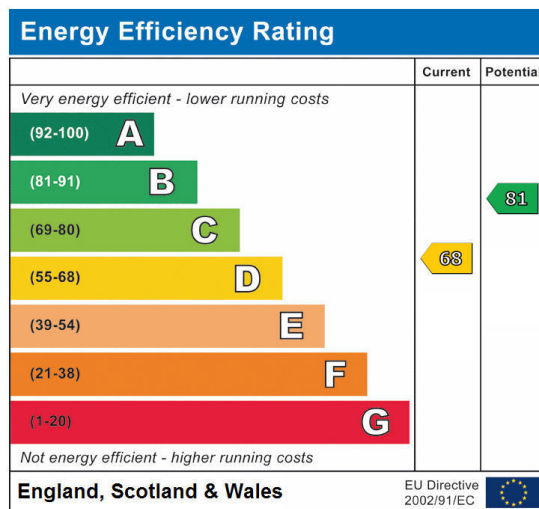
USPs: Garden, Chain free

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water



Cotsford Park Estate, Horden, Peterlee, Durham, SR8 4TA

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

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

