



## Crocus Close, Eynesbury, PE19 2LP

£250,000

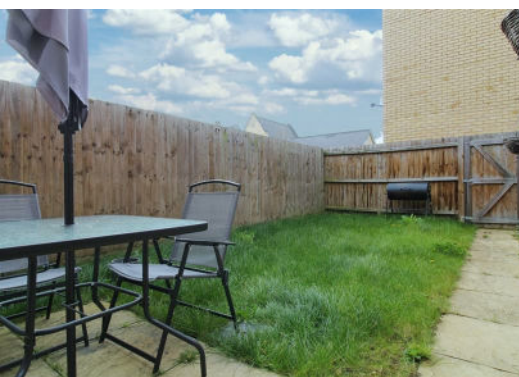


\*\*\*INVESTMENT OPPORTUNITY - BUY TO LET WITH TENANTS IN SITU\*\*\*

Latcham Dowling Estate Agents are delighted to bring to the market this modern TWO DOUBLE BEDROOM mid terrace home, situated within this ever popular cul-de-sac location and benefiting from allocated parking, an enclosed West facing rear garden, modern kitchen (with integrated appliances), double glazing and gas fired radiator heating.

We feel this is a fantastic opportunity for anyone looking for their first Buy To let investment or for someone looking to add to their existing portfolio.

The property is currently let for £875 PCM which equates to a 4.2% gross yield!!!!



### Entrance Via

Storm porch with double glazed door to entrance hall.

### Entrance Hall

9'10 x 3'5 (3.00m x 1.04m)  
White panel doors to cloakroom and lounge/ dining room, through access to kitchen, radiator, stairs rising to first floor landing and phone point.

### Cloakroom

5'2 x 2'10 (1.57m x 0.86m)  
White suite comprising of a close coupled WC and pedestal mounted wash hand basin with tiled splash back, double glazed frosted window to front, radiator and wood finish flooring, wall mounted consumer unit and extractor fan.

### Kitchen

9'10 x 5'2 (3.00m x 1.57m)  
Fitted with a range of high and base level units with contrasting worksurfaces and splash back over and incorporating a stainless steel sink and drainer unit with mixer tap over, built in stainless steel finish electric oven and gas hob with stainless steel splash back and re-circulating fan over, integrated slimline dishwasher, washing machine and tall fridge/ freezer, double glazed window to front and wood finish flooring.

### Lounge/ Dining Room

14'9 max x 12'0 max (4.50m max x 3.66m max)  
Double glazed French doors opening out to the rear garden, two radiators and white panel door to walk in understairs storage cupboard.

### First Floor Landng

White panel doors to two bedrooms and bathroom, hatch to loft space and radiator.

### Bedroom One

12'0 max x 8'8 (3.66m max x 2.64m)  
Double glazed window to front, radiator and white panel door to overstairs storage cupboard.

### Bedroom Two

12'0 x 8'4 (3.66m x 2.54m)  
Double glazed window to rear and radiator.

### Bathroom

7'4 x 5'7 (2.24m x 1.70m)  
White suite comprising of a close coupled WC, pedestal mounted wash hand basin and panel bath with separate shower over and glass shower screen, tiling to splash back areas, radiator and extractor fan.

### Rear Garden

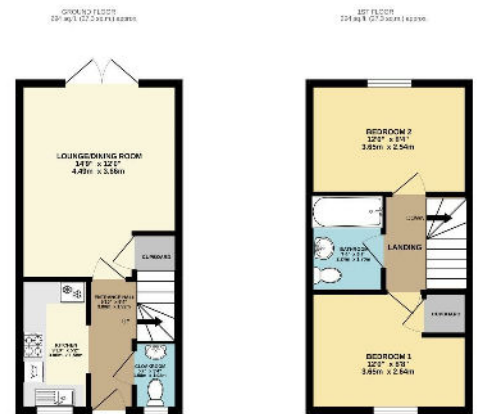
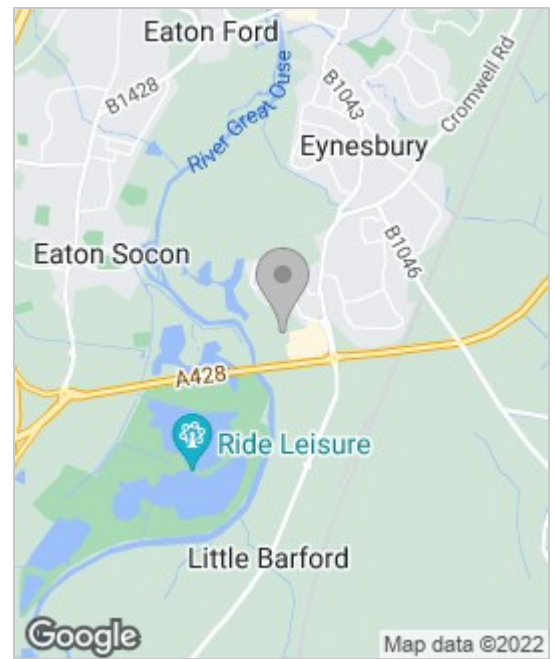
25'11 x 13'1 (7.90m x 3.99m)  
Enclosed by timber panel fencing and enjoying a Westerly aspect, laid to lawn with paved patio area and pathway with gated access to the rear.

### Outside Front

Small open plan front garden and access to allocated parking space.

### Agents Note

There is an annual service charge of approximately £140.00 which contributes towards the upkeep of the estate and communal green spaces.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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