



**64 Washington grove, DN5 9RL**  
**£110,000 OffersInRegionOf**  
**Tenure Freehold**

- Popular Location
- Enclosed rear garden
- Attractive Yields
- Perfect for first time buyers
- Investment Opportunity
- Easy Access To Fantastic Amenities & Town Centre

This deceptively spacious mid terraced property is a perfect first time buy or excellent investment opportunity. Situated in a popular residential area close to the local High Street, the property offers two generous reception rooms and contemporary kitchen as well as three good sized bedrooms and a family bathroom to the first floor. The property also benefits from a rear enclosed garden with useful storage shed. Whilst buyers may want to personalise the property it is neutrally presented throughout and has a contemporary kitchen and bathroom. Always proving to be very succesful rental properties the potential yields are very high in todays rental market making it a very sensible return on investment. The location is both convenient and popular within walking distance to many local amenities, excellent schools and only a short drive into the town centre. Call Welcome Homes to book a viewing



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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