



33 Orchard Street, DN4 0LJ
£110,000 Offers In Region Of
Tenure Freehold

- Low maintenance garden
- Excellent road & rail transport links
- Two Double Bedrooms
- Attractive Yields
- Great Investment Opportunity
- Beautifully presented
- Cellar

This lovely two bed terraced property would make the perfect investment property or first home. Located in a cul-de-sac in a popular residential area the property boasts two large reception rooms and a galley style kitchen to the ground floor. Upstairs there are two large double bedrooms with the master bedroom having a separate dressing room and an en suite bathroom with corner bath. The rear garden is a lovely space with decked patio area and a storage shed. The property is well presented throughout with the added advantage of cellar space. There are attractive yields to be had with this property, call Welcome Homes to book a viewing



| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

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