



**£169,950**

## **Description**

A recently modernised easily maintained two bedroom town house which has the benefit of gas fired central heating and Upvc sealed unit double glazing. The property has undergone a recent programme of modernisation with modern kitchen and bathroom.

The accommodation briefly comprises of large open plan live in, dining kitchen, two bedrooms and bathroom. There is ample gravelled driveway parking and courtyards space to the front and side. The property would make an ideal buy to let with an income of £625pcm offering a yield of 4.41% yield.

Church Avenue is situated between Bilton Lane and King Edwards Drive. The immediate area supports an excellent range of amenities catering for most daily needs with the town centre only a short distance away and well served by a good public transport system.

## **Tenure**

Freehold.

## **Services**

All mains services are connected to the property.

## **Directions**

From our offices of Raglan Street proceed towards Parliament Street, turn right and proceed to the traffic lights adjoining Kings Road. Turn right and proceed to the traffic lights adjoining Skipton Road, turn left and take the 2nd right hand turn onto Kings Edwards Drive, first left onto Church Avenue and the property will be found on your right hand side.

## **Council Band**

Band B.

## **Details Produced**

1st November 2018.



