

JULIAN WADDEN





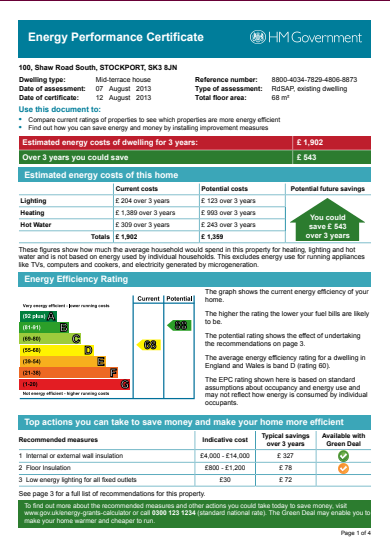
100 Shaw Road South Cale Green

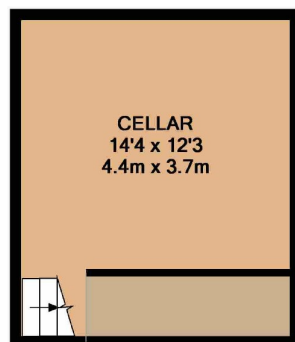


Guide price £132,000
Square Footage: 881
Council Tax Band: A
Tenure:
Service Charge:N/A
Sat Nav Directions: SK3 8JN

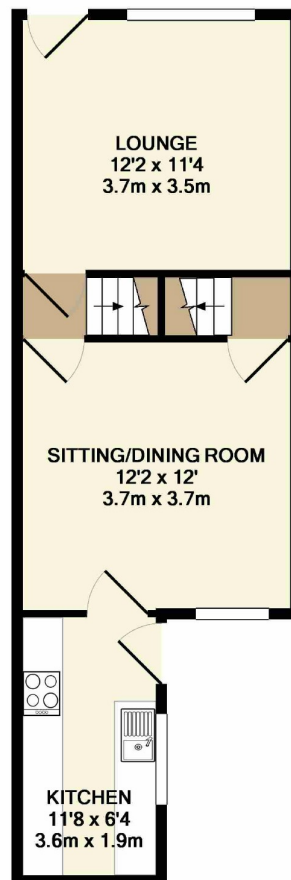
Offered to the market with NO ONWARD CHAIN is this spacious, two bedroom, mid-terrace property. Conveniently located close by to local schools, shops, and transport links, the property, which would make a great first time buy or buy to let investment, comprises: lounge, second sitting/dining room, and a galley kitchen with door leading to rear gardens. To the first floor is the main bedroom with built in wardrobe off, a second well proportioned bedroom, and a modern three piece shower room. There is also access via the sitting/dining room to stairs which lead down to a cellar room. Externally there are private gardens to rear. Internal viewing recommended!

BUY-TO-LET - we estimate a monthly rental return of £650 to £675 which, based on the current asking price, creates an annual yield ranging between 5.56% and 5.87%

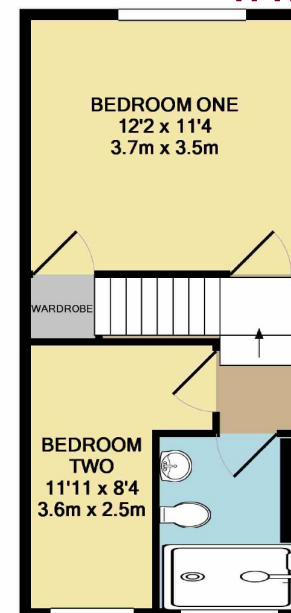




BASEMENT LEVEL
APPROX. FLOOR
AREA 175 SQ.FT.
(16.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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