



### 3 bed terraced house to buy in

Cotsford Park Estate, Horden, Peterlee,  
Durham, SR8 4TA

**£69,000** Starting Bid

 x 3  x 1  x 2

Tenure

Size

**Freehold**

**915 sq ft / 85 sq m**

Allocated parking

Garden

### Property features

- ✓ NO HASSLE INVESTMENT
- ✓ Turn-key investment achieving £600pcm / £7200pa
- ✓ Impressive 10.3% annual rental
- ✓ Three-bedroom home
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

TO BE SOLD VIA AUCTION — TENANTED SALE

An excellent investment opportunity to acquire this well-presented three-bedroom semi-detached home, currently tenanted and achieving £600 PCM (£7,200 per annum), offering an impressive 10.3% annual rental yield. This turn-key investment is managed by a letting agent, providing a hands-off and hassle-free opportunity for investors. The property also benefits from double glazing and gas central heating and offers comfortable, versatile accommodation throughout.

The ground floor comprises an inviting entrance, a spacious lounge, dining area, a well-proportioned kitchen, and a family bathroom.

To the first floor, there are three generously sized bedrooms, two doubles and a signal room.

Externally, the property enjoys a rear garden laid mainly to lawn, front garden providing a pleasant outdoor space.

A superb ready-made investment. Early viewing is highly recommended, as opportunities of this nature attract significant interest.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,000

Property Type: Terraced House

Build Size: 85 sq m


USPs: Garden, Chain free

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Cotsford Park Estate, Horden, Peterlee, Durham, SR8 4TA

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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