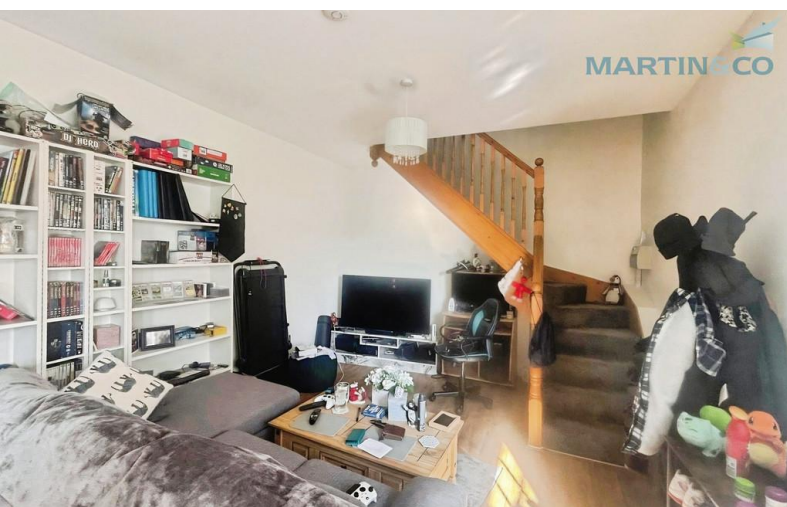


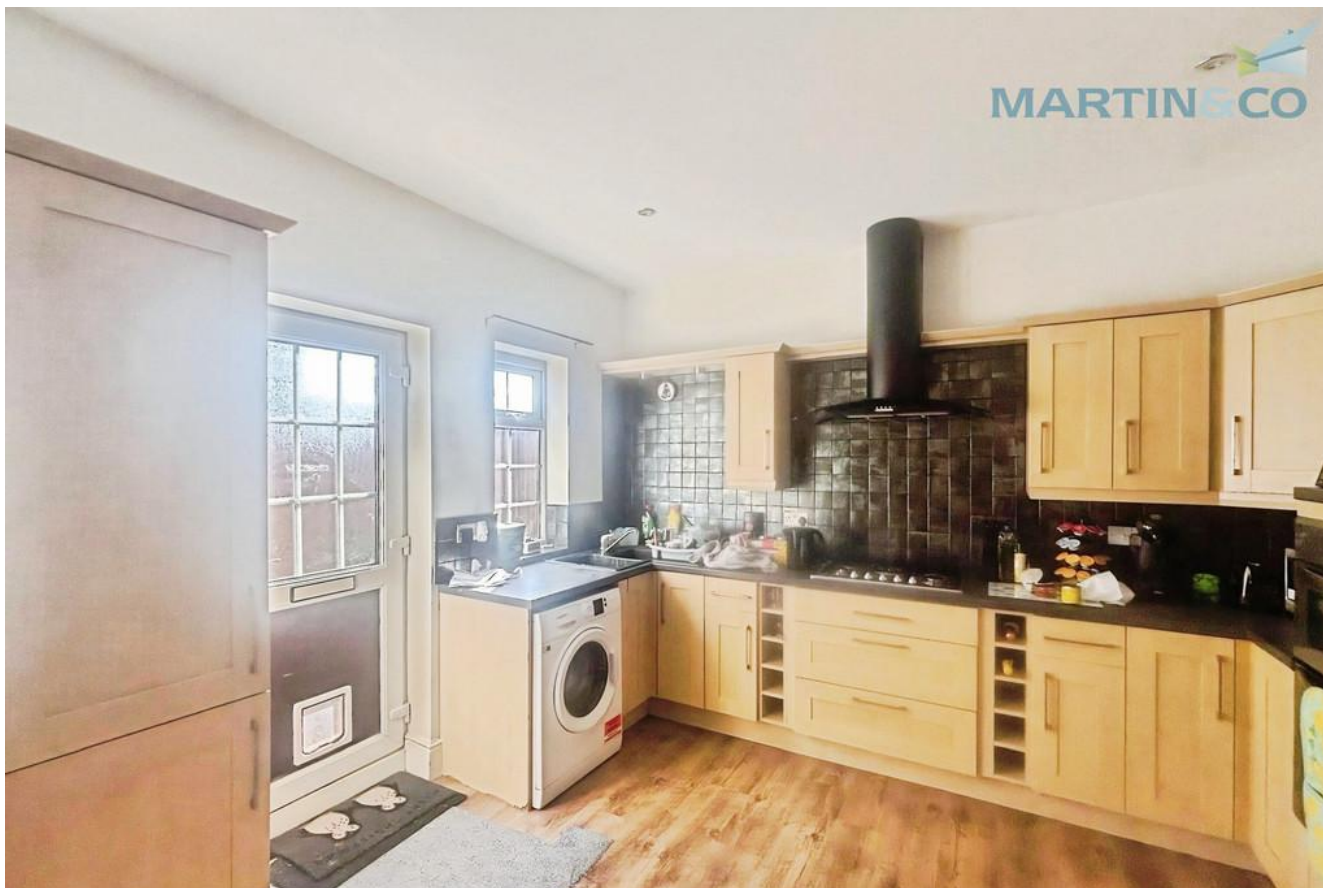
****IDEAL INVESTMENT****
****NO CHAIN****



Morley Street, Gainsborough

2 Bedrooms, 1 Bathroom, Semi-detached house

Offers In Region Of £105,000



- Ideal ready-made buy-to-let investment opportunity
- Two well-proportioned bedrooms
- Open plan living kitchen diner
- Enclosed low-maintenance rear courtyard garden
- Useful brick-built outbuilding with power and lighting
- Off Road Parking

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ATTRACTIVE TWO BEDROOM SEMI-DETACHED HOME | STONES THROW FROM GAINSBOROUGH OLD HALL | CURRENTLY TENANTED AT £645 PCM | IDEAL BUY-TO-LET INVESTMENT

Martin & Co Gainsborough are delighted to offer for sale this attractive traditional two bedroom semi-detached property, ideally positioned within a popular residential area of Gainsborough and just a stone's throw from the historic Gainsborough Old Hall.

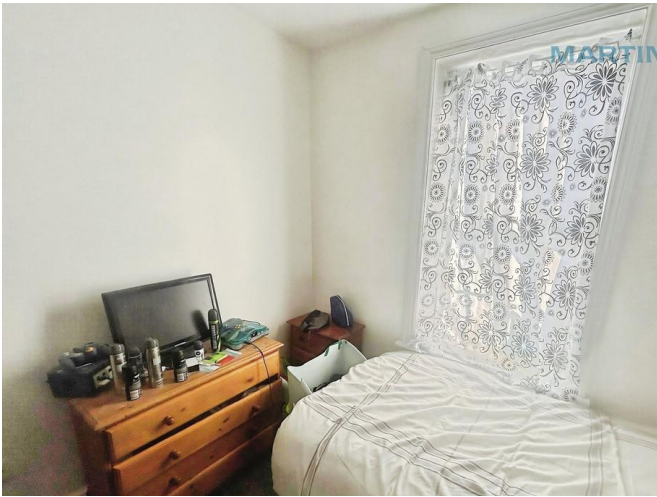
Currently occupied by a tenant producing a rental income of £645 per calendar month, the property presents an excellent opportunity for landlords and investors seeking a ready-made buy-to-let addition to their portfolio.

The accommodation briefly comprises an impressive open plan living kitchen diner, providing a modern and sociable living space, with the first floor offering two well-proportioned bedrooms and a fitted bathroom.

Externally, the property benefits from an enclosed low-maintenance rear courtyard garden along with a useful brick-built outbuilding providing additional storage space.

The property further benefits from uPVC double glazing and gas fired central heating.

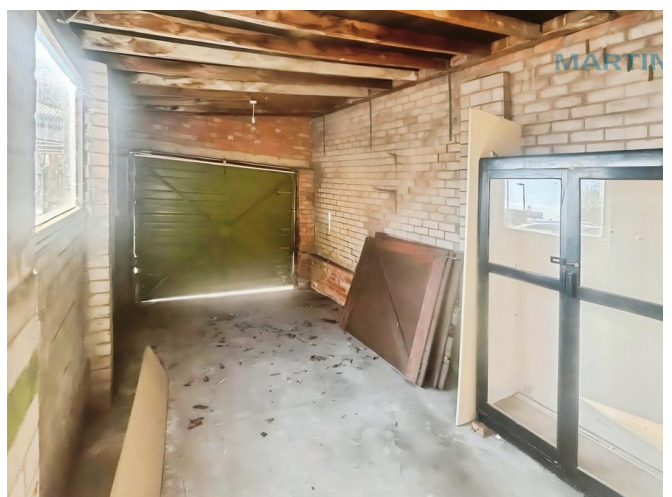
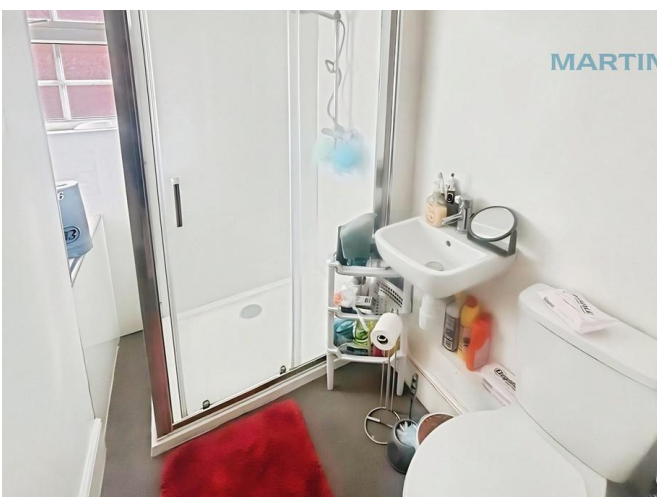
The location is a particular highlight, being within easy walking distance of Gainsborough town centre



amenities, transport links and the highly regarded Gainsborough Old Hall, one of the area's most significant historic landmarks.

With its attractive presentation, convenient location and existing rental income, this property is expected to appeal strongly to investors.

Viewing is highly recommended. Please contact Martin & Co Gainsborough to arrange your appointment.



Martin & Co Gainsborough

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.