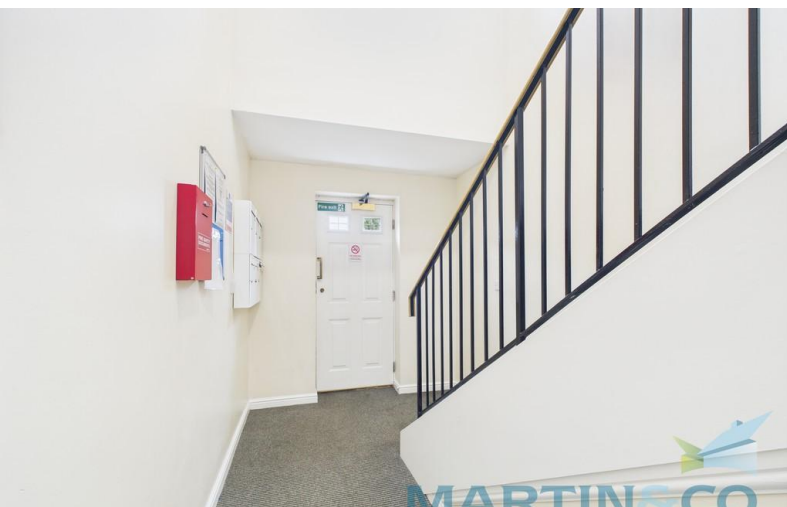


**FOR SALE**



## **Camsell Court, Middlesbrough**

**2 Bedrooms, 1 Bathroom, Apartment**

**£67,500**



## Camsell Court, Middlesbrough

2 Bedrooms, 1 Bathroom

**£67,500**

- Ideal investment Opportunity
- Quiet Location
- Sold With Long Term Tennent
- Close to Local Schools
- Close to all Amenities

FULL DESCRIPTION Martin & Co would like to welcome to the market this two bedroom, second floor flat. This is in a quiet location with all the amenities close by. With lovely walks too. Great investment opportunity being sold with a great long term tenant. Call Martin & Co 01287 631254 to arrange your viewing.

COMMUNAL ENTRANCE With stairs to all floors and letterboxes.

### INTERNALLY

ENTRANCE HALL uPVC entrance door, electric heater, carpeted flooring and doors leading to all rooms.

KITCHEN 9' 5" x 6' 1" (2.88m x 1.86m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood space for washing machine, vinyl flooring and uPVC sash window.

LOUNGE 11' 8" x 14' 8" (3.56m x 4.48m) To front aspect. Carpeted flooring, central heating electric and two uPVC sash windows.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen & shower curtain, extractor, vinyl flooring, heated towel rail and uPVC window.

BEDROOM ONE 10' 2" x 13' 1" (3.11m x 4.01m) To front aspect. Electric heating radiator and uPVC sash window.

BEDROOM TWO 6' 11" x 10' 0" (2.11m x 3.05m) To







rear aspect. Electric central heating and uPVC sash window.

EXTERNALLY There is parking bays.

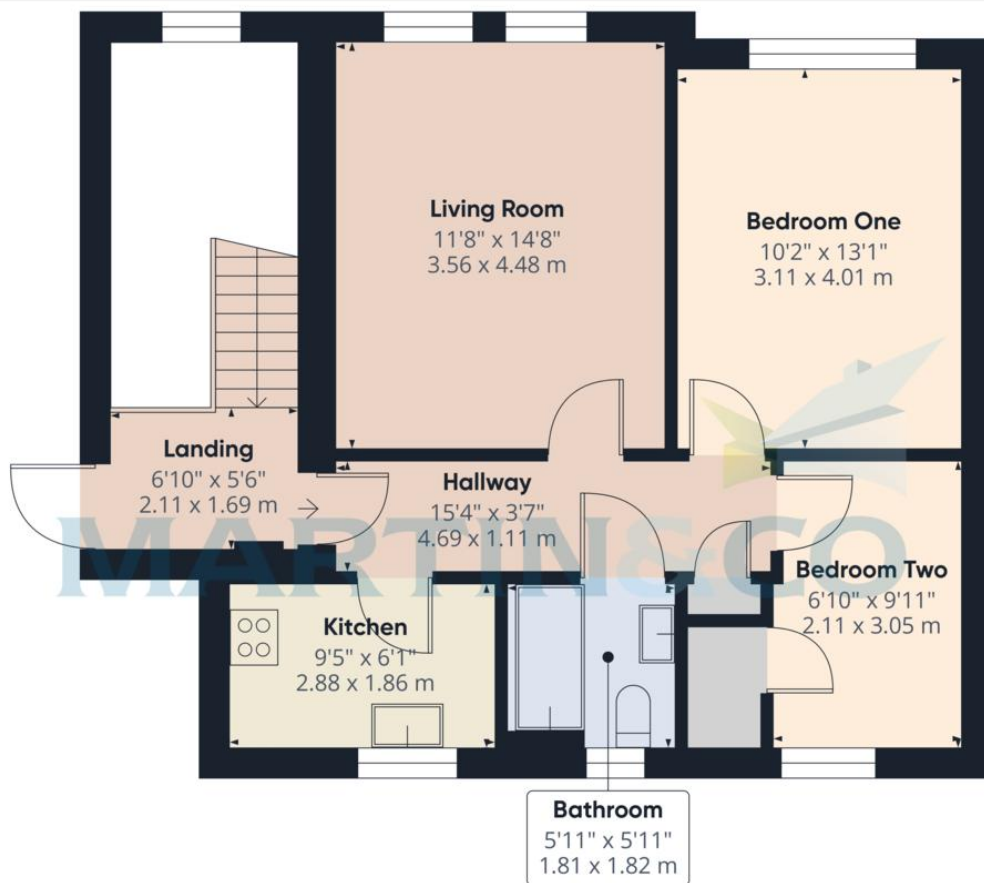
PLEASE NOTE This property is currently tenanted with a long term tenant in situ, please contact the office for more details.





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Approximate total area<sup>(1)</sup>  
584 ft<sup>2</sup>  
54.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Guisborough

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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.