



### Viewings

Viewings by arrangement only.  
 Call 0114 4830038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 33 Norfolk Street, Stoke-On-Trent, ST1 4PB

Guide price £140,000

- Guide Price £140,000 - £145,000
- Tenants in situ - current gross rent £16,980 per annum
- Compliant investment
- Close to local amenities
- Highly popular location
- Excellent investment opportunity
- Four bedrooms with two bathrooms
- Immediate income from completion
- Ideal portfolio addition
- Viewing highly recommended

# 33 Norfolk Street, Stoke-On-Trent ST1 4PB

GUIDE PRICE £140,000 - £145,000

TENANTED four bedroom, two bathroom investment property, currently producing a gross annual rental income of £16,980 per annum.

The property is fully compliant, let and currently managed by a reputable letting agency, making it an ideal purchase for an investor looking to acquire a ready-made investment with immediate income from day one.

Conveniently located close to an abundance of local amenities, the property is well placed for continued tenant demand and represents an excellent addition to any property portfolio.

In brief the accommodation comprises: four bedrooms, two bathrooms and well proportioned living accommodation, offered for sale with tenants in situ.

An early viewing is highly recommended to avoid disappointment!



Council Tax Band: A

