

Lancelot Close, Newton Aycliffe

Newton Aycliffe

Offers in Region of £120,000



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We are delighted to present to the market this well-presented three-bedroom terraced home, situated within the ever-popular Cobblers Hall development in Newton Aycliffe. Offered for sale with a sitting tenant in situ, currently generating a rental income of £695 per calendar month (£8,340 per annum), representing an attractive gross rental yield of approximately 6.95% based on the asking price of £120,000. This property presents an excellent opportunity for investors looking to add to their property portfolio.

The accommodation briefly comprises a welcoming entrance hallway, a convenient ground-floor WC, a fitted kitchen offering a range of wall and base units with contrasting work surfaces and integrated oven and hob, and a spacious lounge with French doors opening directly onto the rear garden, allowing plenty of natural light to fill the room.

To the first floor are three bedrooms, including a main bedroom benefiting from its own en-suite shower room. The remaining bedrooms offer versatile accommodation, ideal for use as additional bedrooms or a home office, and are complemented by a family bathroom.

Externally, the property benefits from a driveway providing off-street parking to the front. To the rear is an enclosed garden, mainly laid to lawn with a paved patio area, offering a pleasant outdoor space.







Ideally positioned within the popular Cobblers Hall area, the property enjoys convenient access to local schools, shops, amenities and transport links.

Council Tax band: B

Tenure: Freehold

- Three-Bedroom Terraced Home in Popular Cobblers Hall
- Sold with Sitting Tenant in Situ – Ideal Investment Opportunity
- Current Rental Income £695 PCM – Gross Rental Yield of 6.95%
- Spacious Lounge with French Doors to Rear Garden
- Main Bedroom with En-Suite, Enclosed Rear Garden and Driveway Parking
- Energy Efficiency Rating: TBC

Hallway
12'0" x 3'1" (3.67m x 0.95m)

WC
5'9" x 2'5" (1.76m x 0.76m)

Kitchen / Diner
11'11" x 8'9" (3.64m x 2.67m)

Lounge
11'11" x 14'11" (3.64m x 4.55m)

Landing

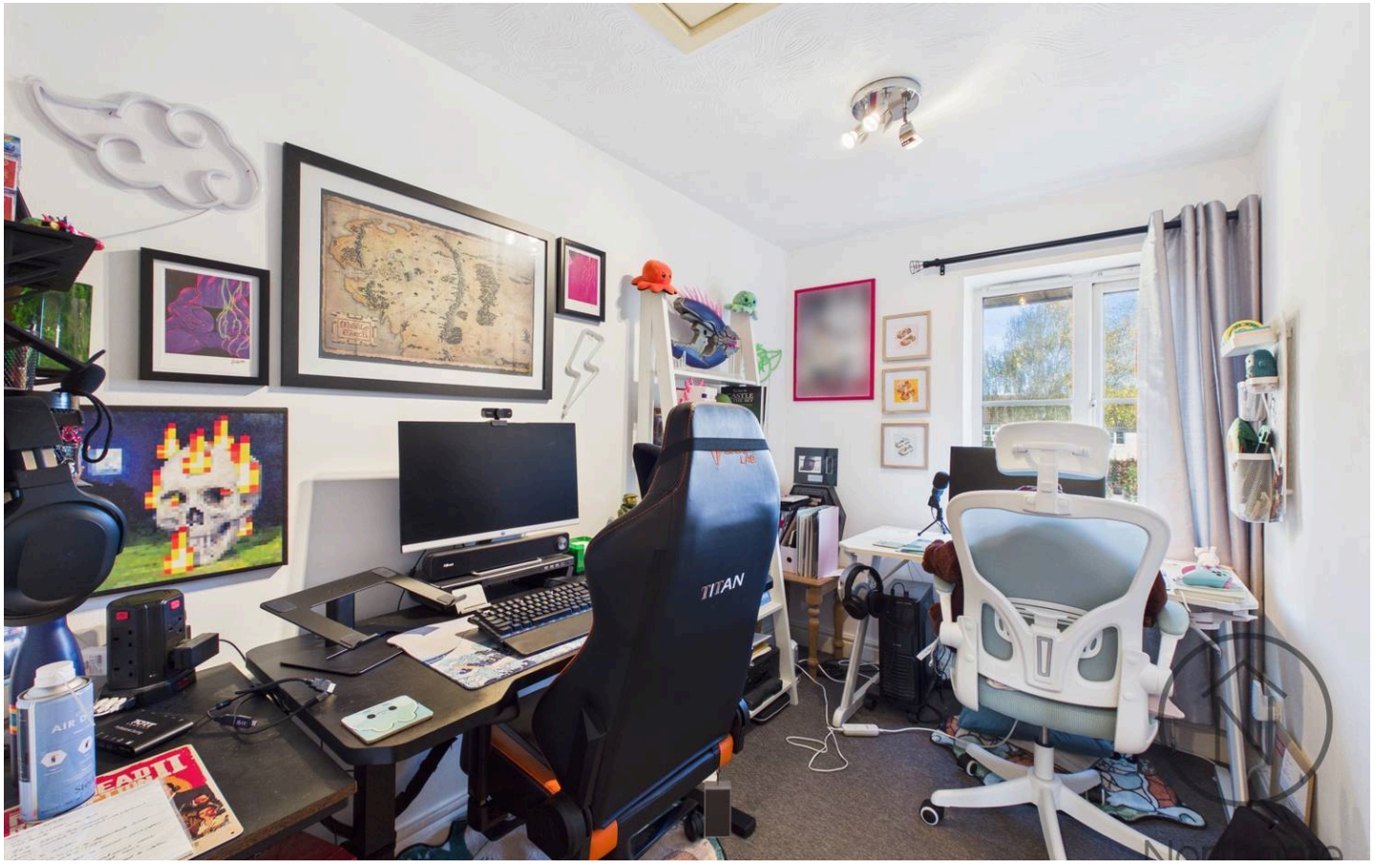
Bedroom 1
10'10" x 9'5" (3.30m x 2.87m)

En-suite
5'8" x 5'3" (1.74m x 1.63m)

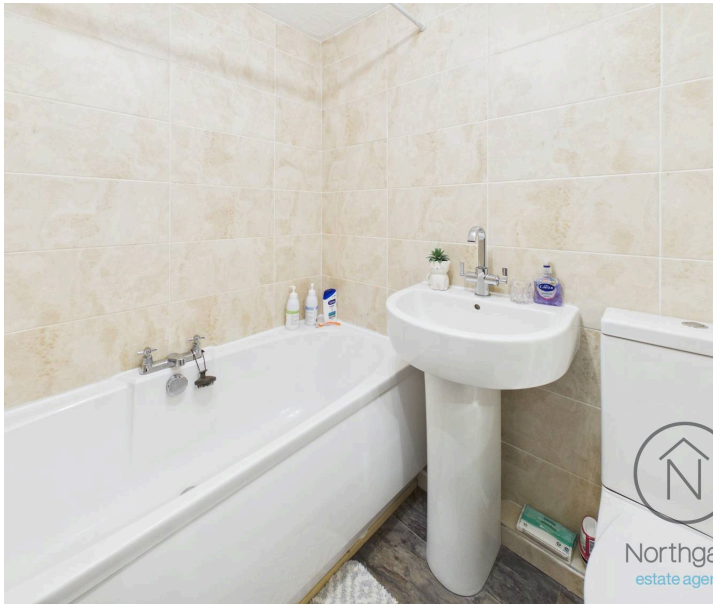
Bedroom 2
6'8" x 8'5" (2.04m x 2.57m)

Bedroom 3
9'4" x 6'2" (2.86m x 1.89m)

Bathroom
6'2" x 5'6" (1.89m x 1.69m)



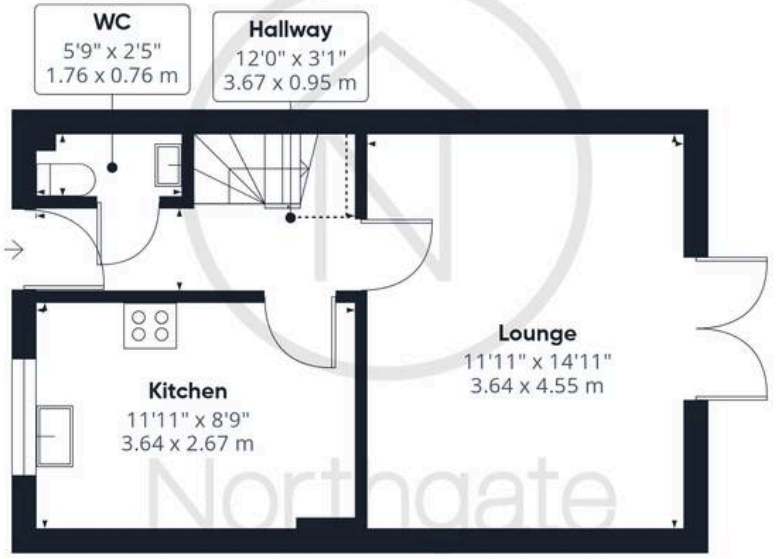




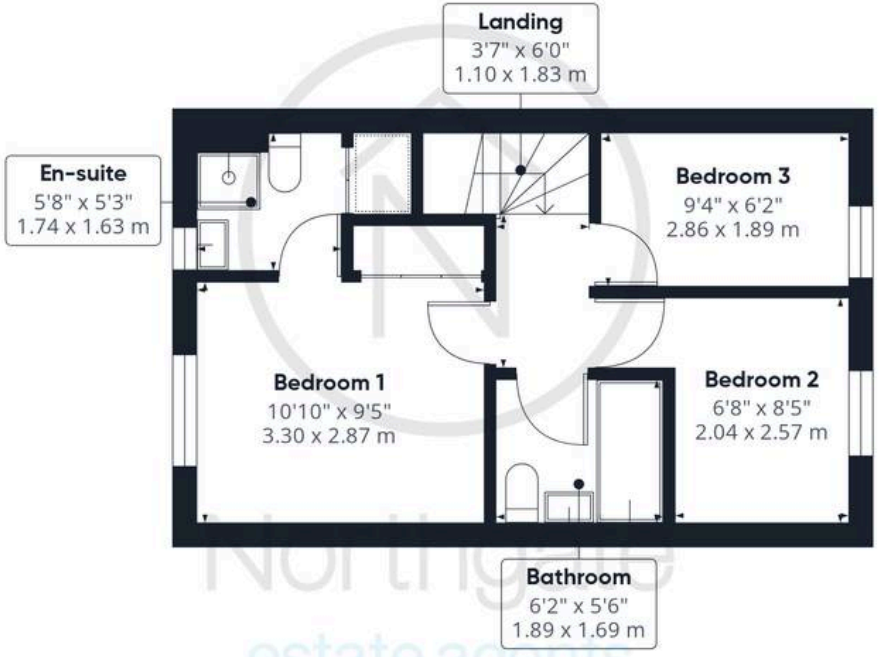
REAR GARDEN

DRIVEWAY

1 Parking Space



Ground Floor



Floor 1



Northgate
estate agents

Approximate total area(1)

676 ft²

62.8 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



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