



MICHAEL HODGSON

estate agents & chartered surveyors



## BOND CLOSE, SUNDERLAND £50,000

INVESTMENT SALE - CURRENTLY LET AT £410 PER MONTH £4920 PER ANNUM - This 1 bed cottage is an ideal investment located on Bond Close in Monkwearmouth convenient for local shops, schools, amenities and transport links. Internally the living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen, Bedroom, Bathroom. Externally there is a rear yard. Details regarding the tenancy are available upon request.

Investment Sale

Living Room

Kitchen

Let @ £410 per month -  
£4,920 per annum

Cottage

1 Bedroom

Bathroom

EPC Rating: TBC



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### TENANCY DETAILS - RENT

The property is let on it has been advised an assured shorthand tenancy at a monthly rent of £410 per month, £4,920 per annum. Further details upon request.

#### Entrance Vestibule

Leading to the living room.

#### Living Room

14'11" max x 14'0" max

Double glazed window, electric panel heater.

#### Inner Hall

Access to the kitchen.

#### Kitchen

8'3"6"7" max x 12'11" max

Range of floor and wall units, sink and drainer with mixer tap, door to the rear yard.

#### Bedroom

14'1" x 11'3"

Double glazed window, electric panel heater.

#### Bathroom

WC, pedestal basin corner bath.

#### Externally

Externally there is a rear yard.

### COUNCIL TAX

The Council Tax Band is Band A.

### TENURE

We are advised by the Vendors that the property is held on a long Leasehold for a term of 999 years from 13 May 1936. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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