





# Nightingale Lane, Wellingborough

£185,000 Freehold

3 bedroom terraced house for sale

## Description

🏠 Investment Opportunity in Wellingborough: Tenanted Three-Bedroom Terraced Property for Savvy Landlords! 🏠

Are you looking for a hassle-free investment opportunity in the thriving town of Wellingborough? Look no further! We are pleased to present this fantastic three-bedroom terraced property with tenants already in place, exclusively available to savvy landlords.

### Key Features:

- 🛏 Three spacious bedrooms, providing ample space for your tenants
- 🏠 A charming and well-maintained terraced property that offers both character and functionality
- 🍷 A cozy living room, perfect for relaxation and socializing
- 📺 A modern kitchen with all the essentials to make everyday living comfortable
- 🌳 A private garden to enjoy outdoor moments and for your tenants to unwind
- 💷 Rented for £1050 PCM providing over 6.8% yield

### Tenant in Place:

This property comes with the added benefit of existing tenants, ensuring a steady stream of rental income from day one. No need to go through the hassle of finding tenants, worrying about vacancies or remedial costs to make the property compliant.



### Prime Location:

Situated in the heart of Wellingborough, this property offers easy access to local amenities, schools, parks, and excellent transport links, making it an attractive option for tenants.

### Investor-Friendly:

This property is exclusively available to landlords and represents a sound investment opportunity with reliable tenants.

### Don't Miss Out:

Whether you're a seasoned landlord looking to expand your portfolio or a new investor seeking a hassle-free entry into the rental market, this property ticks all the boxes.

### Arrange a Viewing:

To arrange a viewing or learn more about this exceptional investment opportunity, please get in touch with us. We are here to answer your questions and provide all the information you need to make an informed decision.

Council Tax Band: A

EPC: C

**Disclaimer:** All information provided is accurate to the best of our knowledge. Please perform your due diligence and seek legal and financial advice before making any investment decisions.

Council Tax Band: A

Tenure: Freehold

### **Tenure**

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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