

## Lot 79

### 3 Creasey Court, off Raglan Avenue, Waltham Cross, EN8 8DB

**GUIDE PRICE: £190,000**



**MODERN TERRACED HOUSE WITH LETTING INCOME**

This centre terraced house was built approximately 3 years ago and offers three bedroom accommodation with off-street parking facilities, double glazing and gas-fired central heating. The property is situated off Raglan Avenue with the road access adjacent to No. 128. The town centre of Waltham Cross with its ample shopping facilities and mainline station is located within one mile. The property is currently let on an Assured Shorthold Tenancy with the tenants holding over on the same terms as the original 6 month agreement at a rental income of £1100 pcm (£13,200 pa). The property is sold with this investment income.

#### **ACCOMMODATION**

Entrance hall, living room, kitchen, bedroom one, bedroom two, bedroom three, bathroom, garden

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Borough of Broxbourne 01992 785555

#### **VENDORS SOLICITORS**

Mr K Dhaliwal  
Simon & Co  
28 South Road  
Southall  
Middlesex  
UB1 1RR  
020 8571 3883

#### **VIEWING TIMES**

By appointment through the Auctioneers