



## 2 bed end of terrace house to buy in SR8

Park Terrace, Horden, Peterlee, Durham, SR8 4JG

**£20,000** Starting Bid

🏠 x 2 🚿 x 1 🚻 x 2

Tenure

Size

**Freehold**

**926 sq ft / 86 sq m**

## Property features

- ✓ No.12 Sold £72,500 - Nov 2024
- ✓ 18.86% pre-refurbishment yield
- ✓ Potential rental income: £550 per calendar month
- ✓ Scope for refurbishment to add
- ✓ EPC Rating G

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: G
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Investment Opportunity: Sold via online auction, Two-Bedroom End-Terraced Home in Horden, Peterlee.  
Update required

It is estimated to achieve a potential rental income of approximately £550 per calendar month, representing a pre-refurbishment gross rental yield of 18.86%, making it a highly attractive buy-to-let opportunity.

No.12, Park Terrace - SOLD 2024 - £72,500

This two-bedroom end-terraced property in the heart of Horden presents an excellent investment opportunity with strong rental potential and is offered with no chain. The property enjoys a front aspect overlooking the park, offering a pleasant outlook and added appeal.

Inside, the accommodation comprises a bright reception room and a bathroom fitted with essential fixtures. Upstairs, there are two well-proportioned bedrooms, both benefiting from large windows that allow natural light to fill the space, plus a further large loft room conversion. While the property would benefit from refurbishment, it offers significant potential to enhance both value and rental returns.

Located in a popular residential area with convenient access to local amenities, schools, and transport links, the property is well positioned for the rental market.

This end-terraced home, with its park-facing outlook and no onward chain, is ideal for investors seeking a strong-performing asset or buyers looking to undertake a refurbishment project with significant upside. Early viewing is highly recommended to fully appreciate the investment potential on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £20,000

Property Type: End of terrace house

Build Size: 86 sq m

USPs: Garden, Requires work, Chain free

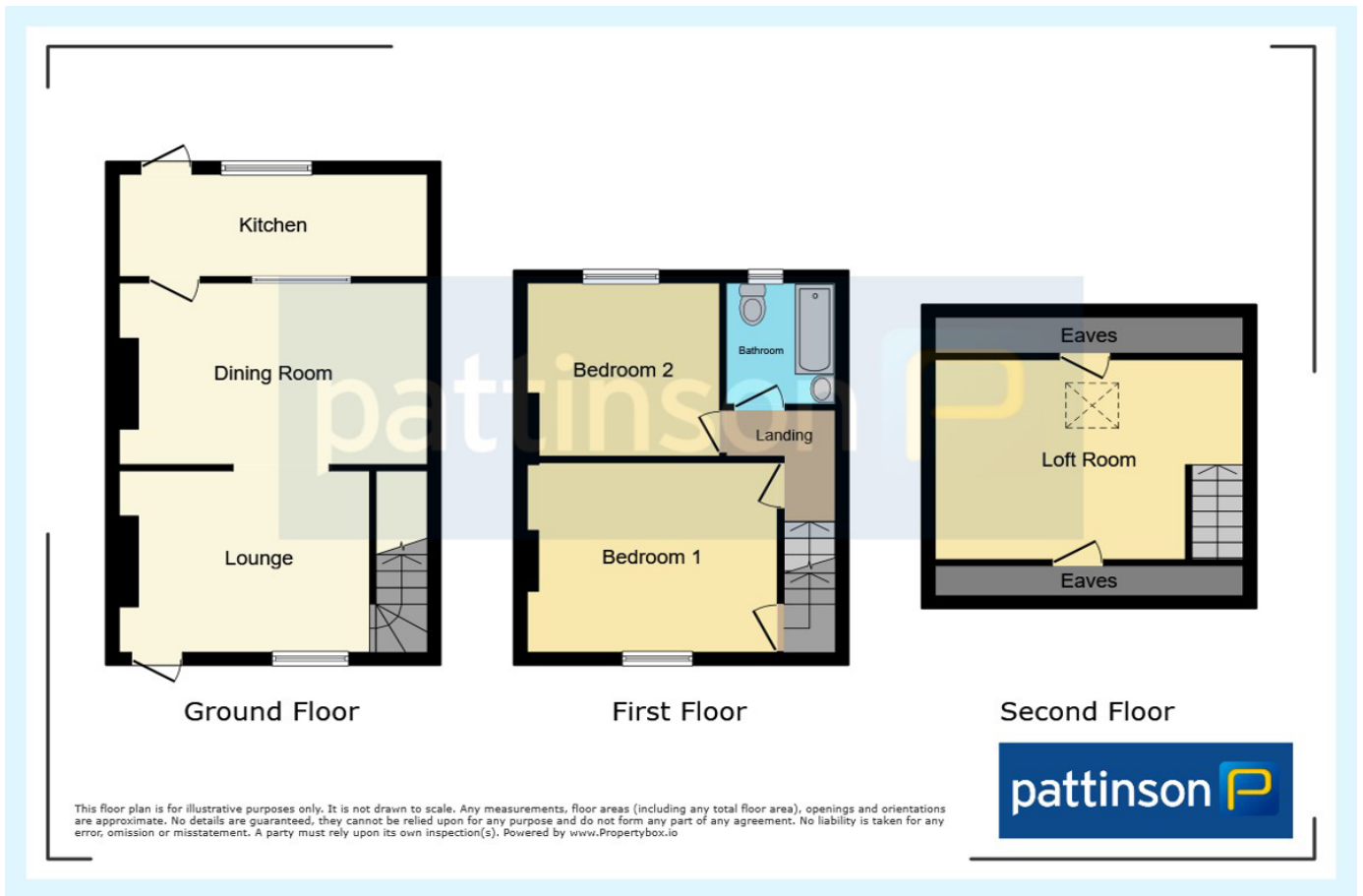
Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			63
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		10	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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