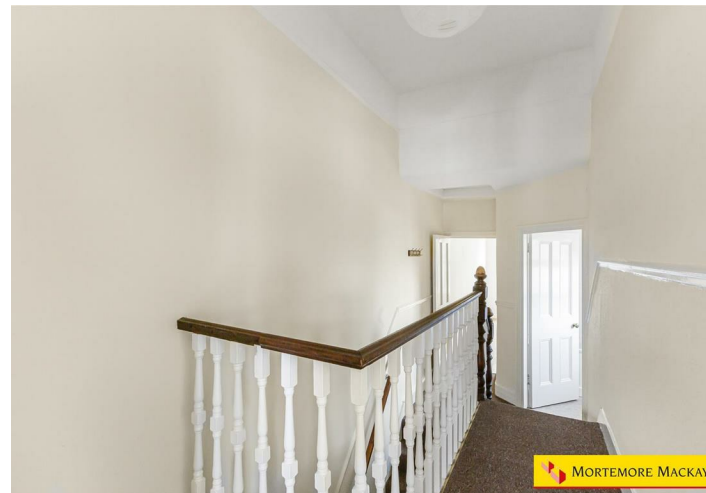




MOFFAT ROAD, N13 4SA



£650,000 Freehold

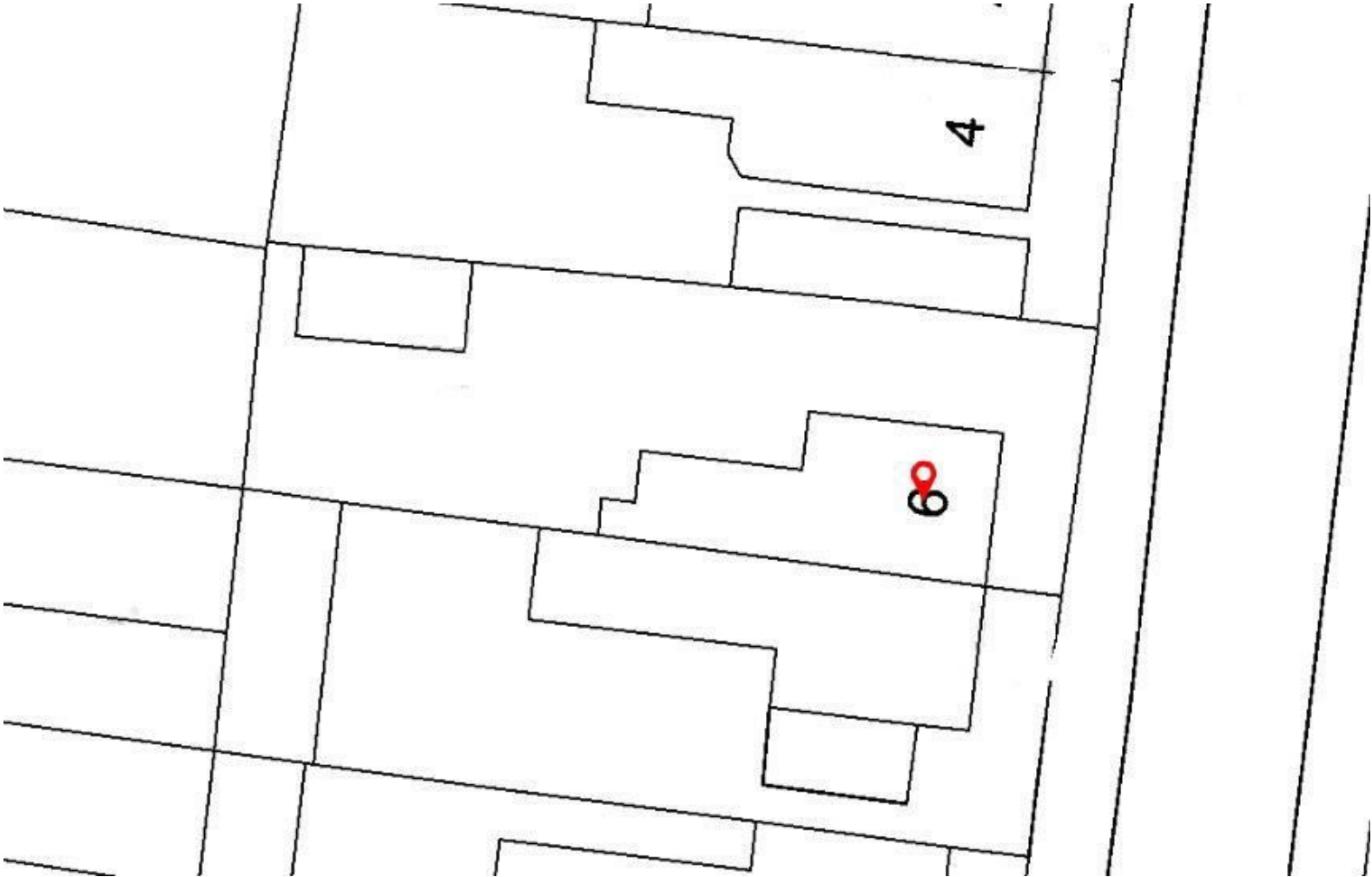
- FREEHOLD
- SIDE AND REAR GARDEN
- CLOSE TO TRANSPORT LINKS
- CURRENTLY CONVERTED TO TWO ONE BED FLATS
- OWN DRIVEWAY
- FURTHER DEVELOPMENT OPPORTUNITY

Property Details

INVESTMENT OPPORTUNITY - We have pleasure in offering for sale this semi detached property which has been converted into two self contained 1 bedroom flats and the freehold interest. The ground floor flat is currently let on an AST for £1000 pcm whilst the top floor flat is now vacant. There is a plot of land to the side and good size rear garden that can be split as required and there is also off street parking on the private driveway.

Potential to extend to the side and rear subject to obtaining necessary consents.

The ground floor will not come with vacant possession but with the current tenants in situ.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

