



## 29 Valley Road

Guide Price £69,950

3 1

QUOTE REF: IP0768 WHEN CALLING TO ARRANGE YOUR VIEWING, OR, FOR MORE INFORMATION. Priced to sell quickly and with no onward chain. Close to James Cook University Hospital and good local schools the property is in need of improvement and the asking price reflects this. View early.

**Floor Area**

861 sq. ft.

**Tenure**

Freehold

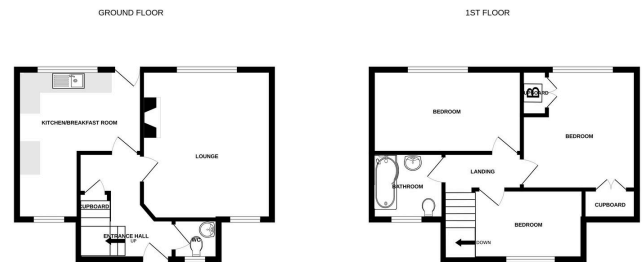
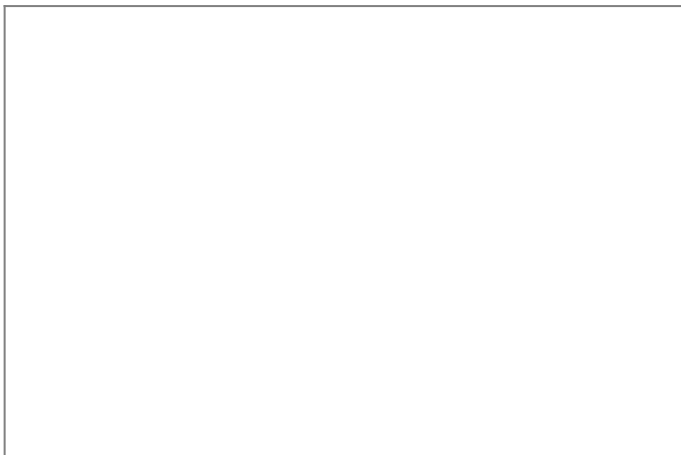
**Service Charge**

£0 per annum

**Ground Rent**

£0 per annum

- PRICED TO SELL
- GREAT FIRST BUY
- GARDENS FRONT & REAR
- DOUBLE GLAZING
- CHAIN FREE
- PRICED TO REFLECT WORKS REQUIRED
- POTENTIAL BUY TO LET
- GAS CENTRAL HEATING
- GROUND FLOOR WC
- EPC C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

While every effort has been made to ensure the accuracy of the floor plan, the seller, agent, or any other party is not responsible for any errors, omissions or misstatements. The seller, agent, or any other party is not responsible for any errors, omissions or misstatements. The seller, agent, or any other party is not responsible for any errors, omissions or misstatements. The seller, agent, or any other party is not responsible for any errors, omissions or misstatements.