



## 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

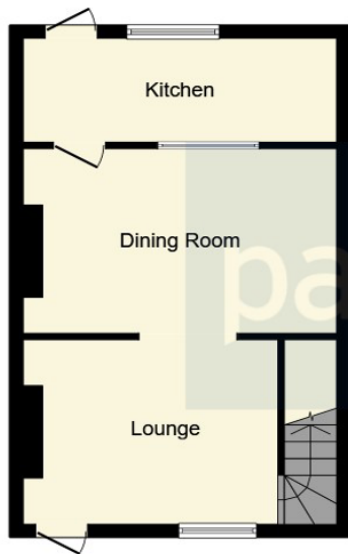
Parking: On Street

Heating: Gas

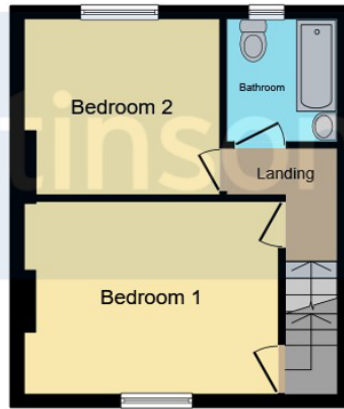
Electric: National Grid

Water: Direct mains water

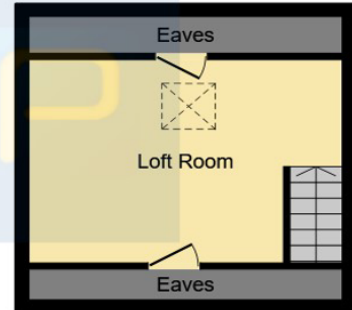
Sewerage: Standard UK domestic



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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