

DO YOU WANT TO BUY PROPERTY **BELOW MARKET VALUE**

& build a pension pot for your future?

Durham

2 Bed End of Terraced House



£80,000

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Local area: Durham



Background

Durham is a picturesque county in the North East of England and is steeped in history and architecture. Towns in the ceremonial county of Durham include the unitary authorities of Darlington, Hartlepool and Stockton. These categories are then sub-divided in many different towns spanning the entire county. Durham had a total population of 513,200 according to the 2011 Census, a 3.9% increase from the 2001 figures.

Durham, as mentioned, is famous for its architecture, none more famous than Durham Castle. Originally built in the 11th century, the castle was a projection of Norman power in the North of England. It provides an excellent example of early motte-and-bailey castles, favoured by the Normans. Many of the original Mediaeval street plans remain intact although many of landmarks have disappeared aside from the House of Correction and the Chapel of St. Andrew.

Map of the area



Durham and surrounding area

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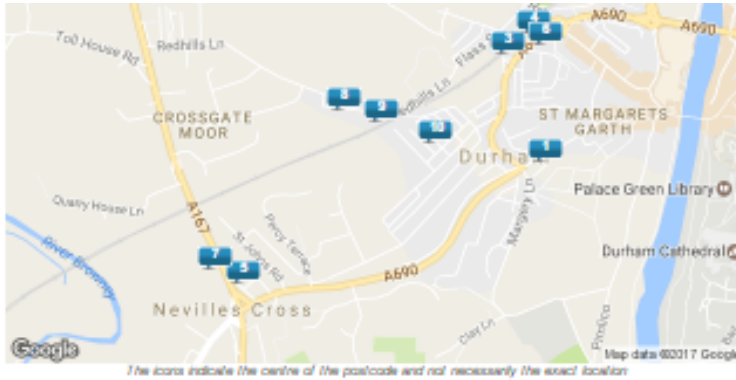
Photographs



In accordance with the Property Misdescriptions ACT (1991) any sales particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. It should not be assumed that any property has all the necessary planning, building regulation or other consent. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Nothing concerning the type of construction or the condition of the property is to be implied from the photographs of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.


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Market value comparable



Offers in Region of £239,950

2 bedrooms | House
St. Margaret's Mews, Durham

Archived 
Marketed from: 20-04-2016 to 30-03-2016 (163 days)

Sold STC St. Margaret's Mews is situated in a sought after city centre location within a short walk to all city amenities and university buildings. Available with no onward chain, this Grade II property will appeal to a range of buyers and early viewing is highly recommended to avoid disappointment.


[Full brochure](#), [extra pictures](#), [Floorplan](#), [Virtual Tour](#) and [map available](#)

Sold Price History: 27 Oct 2016: £230,000 30 May 1997: £75,000



Offers in Region of £200,000

2 bedrooms | End of Terrace
West Terrace, Durham City, DH1

Archived 
Marketed from: 18-11-2016 to 12-01-2017 (56 days)

Under Offer A well presented and much improved brick built end terrace city centre town house with gas central heating and double glazing. Occupying a pleasant position within the ever popular Albert Street area of the city centre, it provides accommodation which is arranged over three floors and...


[Full brochure](#), [extra pictures](#), [Floorplan](#) and [map available](#)

Sold Price History: 18 Mar 2013: £180,000 2 Dec 2004: £180,000 2 Dec 2004: £180,000



Offers in Region of £195,000

2 bedrooms | Terraced
Sulton Street, Durham City, Durham, County Durham, DH1

Archived 
Marketed from: 06-05-2015 to 02-10-2015 (85 days)

Under Offer Mid terrace house in need of modernisation, an ideal investment opportunity situated in a prime City Centre location. The living accommodation comprises: entrance hallway leading to the lounge and dining room, stairs leading to the lower ground floor with cloakroom/wc, bedroom 3 and kitchen ...


[Full brochure](#), [extra picture](#) and [map available](#)

Sold Price History: 9 Oct 2015: £170,000



£175,000

2 bedrooms | End of Terrace
LAMSTON STREET, Durham, DH1

Archived 
Marketed from: 05-10-2014 to 22-04-2015 (196 days)

Price STC Currently let until 30th June 2015. This 2 bedroom property situated in the heart of the vibrant is ideal for an investment property and is popular with students at the nearby Durham University.


[Extra pictures](#) and [map available](#)

Sold Price History: 31 Mar 2015: £158,000



£164,950

2 bedrooms | Terraced
George Street, Neville's Cross, DH1

Archived 
Marketed from: 11-06-2014 to 13-03-2015 (276 days)

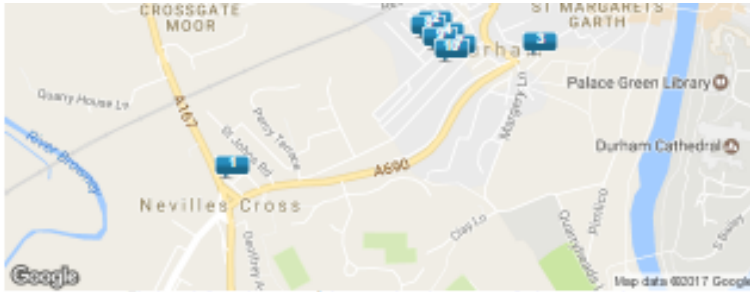
Under Offer Situated in this popular and central location, we are delighted to offer for sale this period terraced property which retains its original character while benefiting from gas fired central heating and double glazing throughout. (contd...)

[Full brochure](#), [extra pictures](#), [Floorplan](#) and [map available](#)

Sold Price History: 9 Apr 2015: £150,000 20 Sep 1996: £30,500

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Rental analysis



The icons indicate the centre of the postcode and not necessarily the exact location



£160 pw | £695 pcm

2 bedrooms | Terraced
George Street, Neville's Cross, Durham

Archived **1**

Marketed from: 12-09-2012 to 13-09-2012 (1 days)

Offered to the market for rent either furnished or unfurnished, is this superbly presented, much improved two bedroomed terraced home. Located in the popular Neville's Cross area of Durham with access to major road networks, good schools and amenities, making it appealing to a wide variety of potential tenants.

[Extra pictures and map available](#)



£160 pw | £695 pcm

2 bedrooms | Terraced
Mistletoe Street, Durham City

Archived **2**

Marketed from: 16-05-2016 to 06-07-2016 (53 days)

Let Agreed A wonderful opportunity to let a furnished two bedroom mid-terraced home in an incredibly popular street within Durham City Centre. The property, which is presented to a good standard throughout, has two double bedrooms (the master with fitted wardrobe), a large dining kitchen, inviting living room...

[Full brochure, extra pictures and map available](#)



£156 pw | £675 pcm

2 bedrooms | Terraced
St Margaret's Mews, Durham

Archived **3**

Marketed from: 27-04-2015 to 04-05-2015 (38 days)

Let Agreed Delightful, stone-built Property only a short walk from the City's Market Place, Cathedral views, Private Gardens, allocated parking - comprises: Hallway, Lounge, Kitchen, Ground floor WC, two Bedrooms and En Suite Bathroom. Offered To Let with furniture options. Fully Modernised. NOT TO BE MISSED...

[Full brochure, extra pictures and map available](#)



£150 pw | £650 pcm

2 bedrooms | Terraced
Durham, Mistletoe Street

Archived **4**

Marketed from: 02-05-2012 to 20-09-2012 (50 days)

Let Agreed Charming two bedroom period terraced house in the heart of Durham City Centre. Tastefully decorated and furnished in keeping with the property & retains many original features.

[Extra pictures and map available](#)



£70 pppw | £303 pppcm

2 bedrooms | Terraced
Lambton Street, Durham City

Archived **5**

Marketed from: 29-10-2010 to 29-11-2010 (32 days)

Let Agreed A two bedroomed terraced property in the vibrant area of Durham that is available to let on a fully furnished basis. Av 2nd July 2012 Specification: Student property - 2 bedrooms at £70 per room per week.

[Extra picture and map available](#)



£70 pppw | £303 pppcm

2 bedrooms | Terraced
Lambton Street, Durham City

Archived **6**

Marketed from: 29-10-2010 to 18-02-2011 (113 days)

Let Agreed A two bedroomed terraced property in the vibrant area of Durham that is available to let on a fully furnished basis. The accommodation briefly comprises of communal living area, kitchen, 2 bedrooms, bathroom/WC. Specification: Student property: 2 Bedrooms at £70 per room per week.

[Extra picture and map available](#)



£137 pw | £595 pcm

2 bedrooms | Terraced
Mistletoe Street, Durham City

Archived **7**

Marketed from: 27-03-2014 to 17-04-2014 (21 days)

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Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 600 plus properties and are landlords ourselves, we own over 150 properties.

We provide an expert, professional and accredited service. We are ARLA registered and are a member of the Property Ombudsman of Lettings.



We specialise in:

- Single lets-professional and benefit tenants through attention to detail.
- HMO Professional lets.

Tenant find fee for single lets:

- £325.00 plus VAT for properties marketed under £400 pcm.
- £400.00 plus VAT for properties marketed over £400 pcm.

Full property management:

- Frees up your time and takes control of every aspect.
- Gives all tenants access to our 24/7 maintenance number so they don't call you at all.
- Save money through access to our vetted tradesman.
- We collect your rent and transfer it across to you on the first working day it hits our account.
- Our fully managed fee is equal to 10% plus VAT of the rent per month.

www.nguhomelettings.com

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BUY TO FLIP DEAL MACHINE	
End Market Value £	139,000
Target Offer £	80000
<u>Discount Split</u>	
Stamp Duty	2400
Discount Allocation 25%	34750
Refurb Allocation	25000
Total Discount	59750
Suggested Offer £	79250
Mortgage Deposit 25%	20000
Sourcing Fee £	3600
Legal's £	700
Refurb Costs £	25000
Total Buying Costs £	49300.00
Solicitors £	700
Estate Agency Fee £	2340
Total Selling Costs £	3040
End Profit After Selling Costs £	24260.00
Return On Capital Investment	46.35%

Queries

If you have any queries regarding this property, contact us on:

Tel. 0191 491 0344 and choose option 2.

Or email mikebell@nguhomesales.com

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