

4 Bed Terraced In Clarence Street Bowburn, Bowburn, DH6 5BB £117,955



SHORT DESCRIPTION

Property Ref: 15681 Social Housing Investment – 10.5% NET Yield – Government-Backed Lease | Cash Buyers Preferred Overview
An exceptional, fully tenanted social housing investment offering a 10.5% net yield, secured by a government-backed lease. This is a hands-off investment providing guaranteed rental income with no management, maintenance, or void costs. Key Investment Highlights Government-backed lease providing secure, guaranteed rent 10.5% NET yield – fixed income paid monthly Initial 5-year lease term, with the option to renew and extend Fully repairing and insuring (FRI) lease – no landlord obligations Long-term tenancy ensuring consistent income Hands-off investment – tenant covers all repairs, utilities, and council tax Strong covenant with a reputable social housing provider Cash buyers preferred – income from day one Property Specification This property has been extensively renovated and reconfigured to meet the standards required under the social housing lease, including: Full electrical rewire and new boiler installation New carpets throughout and full internal redecoration Brand new white goods and fully furnished throughout Comprehensive fire risk assessment completed Fire door surveys and all safety certification in place Fully compliant with current housing and safety regulations Summary This investment offers a secure, high-yield, and completely passive income stream in a government-supported sector. The property is turnkey ready, with a long-term lease structure providing guaranteed rent and no management involvement required. Enquiries Serious cash buyers and investment agents are invited to contact. Property Type: Terraced Full selling price: £117955.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: A EPC rating: D Measurement:1065.63 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: NA -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	99 square metres

Rules on letting this property

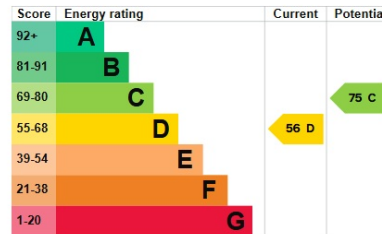
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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