



## FEATURES

- Available subject to auction terms and conditions
- Two bedroom end terrace property
- Suitable for basic refurbishment and modernisation
- Currently let at £550 pcm (£6,600 pa)
- Potential rental income of £950 pcm (£11,400 pa)
- Oil central heating
- Village centre location
- Popular residential area
- Off street parking
- Freehold

Guide Price £140,000+

### Spacious Two Bedroom End Terrace Property Ideal Investment Opportunity - Village Centre Location

35, High Street, Lakenheath  
Brandon, IP27 9JS

## OVERVIEW

This end terrace property comprises spacious accommodation set over two storeys. The ground floor comprises a living room and kitchen with utility room. There is also a separate toilet with wash basin. To the first floor, there is a family bathroom with shower over bath and two good sized bedrooms.

Externally, there is a yard area to the rear providing off street parking. Behind this, there are brick-built storage sheds with pedestrian access leading across the yard, which serves neighbouring properties. The property also benefits from the option of off street parking within the vicinity.

This property is located on High Street, Lakenheath. The property sits opposite and adjacent to a variety of amenities including: a pharmacy, post office, Lloyds Bank and a choice of cultural restaurants.

Lot No. TBC

Lakenheath is a village in Suffolk, close to the county boundaries of both Norfolk and Cambridgeshire. The village benefits from a Victorian primary school along with a library, hotel and a variety of public houses.

Situated in the east coast of England, Suffolk is a county filled with natural attraction. Bordered by 50 miles of coastline, it's the perfect holiday destination.

## Investment Analysis

The property is currently let at £550 per calendar month (£6,600 per annum). However, we expect that following a programme of refurbishment and modernisation a rental income of £950 per calendar month (£11,400 per annum) is achievable.

## Tenure

Freehold.



### Services

We understand the property has mains oil central heating, electricity, water and drainage, however, we recommend interested parties make their own enquiries.

### Accommodation

Please note an inspection has not been undertaken.

### Council Tax

The property is rated in council tax band A, council tax payable (2017/18) is £1,060 per annum.

### Guide Price

£140,000+

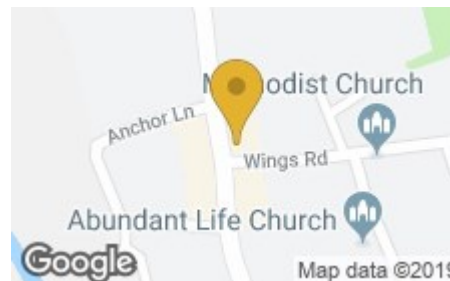
### Buyer's Premium

2% (min, £3,600) inc. VAT.

### Sell Your Property

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>88</b>	(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>49</b>	(39-54) <b>E</b>	<b>41</b>
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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