



High Street, Lakenheath, Brandon, IP27 9JX

welcome to

High Street, Lakenheath, Brandon

An ideal investment opportunity - a modern three-bedroom semi-detached home in central Lakenheath, sold with tenants in situ, achieving £1,175pcm and therefore a 5.8% yield. No onward chain!

Summary

An excellent investment opportunity in the heart of Lakenheath, this modern semi-detached home is being sold with happy tenants already in situ, generating £1,175pcm and delivering a rental yield of approximately 5.8% - making it a ready-made, income-producing asset.

The property is modern throughout and offers spacious, light-filled accommodation. The ground floor comprises a bright living room, ideal for relaxing or entertaining, a well-equipped kitchen/diner with ample space for appliances and dining, and a downstairs cloakroom for added convenience.

Upstairs, there are three good-sized bedrooms, including a master bedroom with en suite, plus a modern family shower room.

To the rear, the enclosed garden provides a generous outdoor space with plenty of scope for further enhancement, while to the front there is off-road parking.

Offered to investors only and with no onward chain, this is a turnkey investment in a strong rental area with proven returns.

Viewing is highly recommended!

The Accommodation

Entrance door to:

Living Room

12' 3" x 13' 9" (3.73m x 4.19m)

With door to front, window to front, built in under stairs storage cupboard and radiator.

Kitchen

12' x 15' 6" (3.66m x 4.72m)

With a range of fitted kitchen units at wall and base level with work surface over. inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, oven and hob, space for fridge/freezer, window to rear and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with mixer tap over, window to side and radiator.

First Floor Landing

Master Bedroom

8' 11" x 11' 7" (2.72m x 3.53m)

With window to front and radiator.

Master En-Suite

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to front and radiator.

Bedroom Two

8' 8" x 7' 5" (2.64m x 2.26m)

With window to rear and radiator.

Bedroom Three

9' 10" x 6' 5" (3.00m x 1.96m)

With window to rear and radiator.





Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over and radiator.

Outside

Front Garden

To the front of the property, there is a gravelled front garden and a driveway, creating space for off road parking and access to:

Garage

With up and over door to front and personal door leading out to the rear garden.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area and external oil tank.



check out more properties at williamhbrown.co.uk



welcome to

High Street, Lakenheath, Brandon

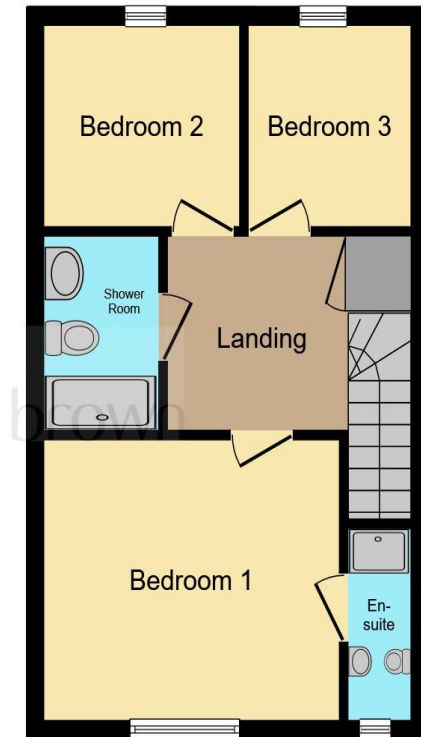
- Sold with Tenants in Situ and Bringing in a Rental Yield of 5.8%!
- Rental Income of £1,175pcm
- Central Lakenheath Location, Close to Village Amenities
- Modern and Spacious Semi-Detached House
- Bright Living Room with Ample Space for Entertaining
- Three Good Sized Bedrooms, Master with En-Suite
- Additional Family Shower Room & Ground Floor Cloakroom for Guests
- Enclosed Rear Garden with Scope to Personalise

Tenure: Freehold EPC Rating: C

£240,000



Ground Floor



First 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

check out more properties at williamhbrown.co.uk



Property Ref:
BRD110576 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27
0AQ



williamhbrown.co.uk

