



The Sewells Bury St Edmunds



957Sq Ft



3 Bedrooms



2 BATHROOMS



EPC D



Council tax - Band B

PRICE: £260,000

- INVESTMENT OPPORTUNITY
- TENANTS IN SITU
- 3-DOUBLE BEDROOMS
- GENEROUS GARDEN
- MONTHLY RENTAL INCOME OF £1200
- BEDROOMS
- GROSS YIELD 5.5%
- FULLY COMPLIANT
- KITCHEN/DINER
- CLOSE TO WEST SUFFOLK HOSPITAL

ATTENTION INVESTORS - We are delighted to offer to the market this fantastic opportunity to invest in a well-presented 3-bedroom end of terrace property in southern Bury St Edmunds. The property is being sold with tenants in situ and is currently achieving an annual rental income of £14,400. The internal accommodation comprises 3-double bedrooms, kitchen/dining room, living room, cloakroom and family bathroom. Externally there is a rear garden and garage en bloc.

LOCATION:

The property is situated in The Sewells, a popular residential area in southern Bury St Edmunds, just a short distance from West Suffolk Hospital.

Bury St Edmunds offers a rich blend of educational, recreational, and cultural amenities, including the Arc Shopping Centre, the historic Abbey Gardens, and the renowned Theatre Royal.

The town also benefits from a mainline train station, providing direct links to London Liverpool Street, making it ideal for commuters.

For road travel, the property enjoys easy access to the A14, offering convenient connections to Stowmarket, Ipswich, Cambridge, and London via the M11.

ACCOMMODATION OVERVIEW:

Internally, the property offers spacious and well-presented accommodation throughout, comprising:

- Three generous bedrooms
- A modern kitchen/dining room
- Comfortable living room
- Ground floor cloakroom
- Family bathroom

External Features:

- Private rear garden
- Garage en bloc

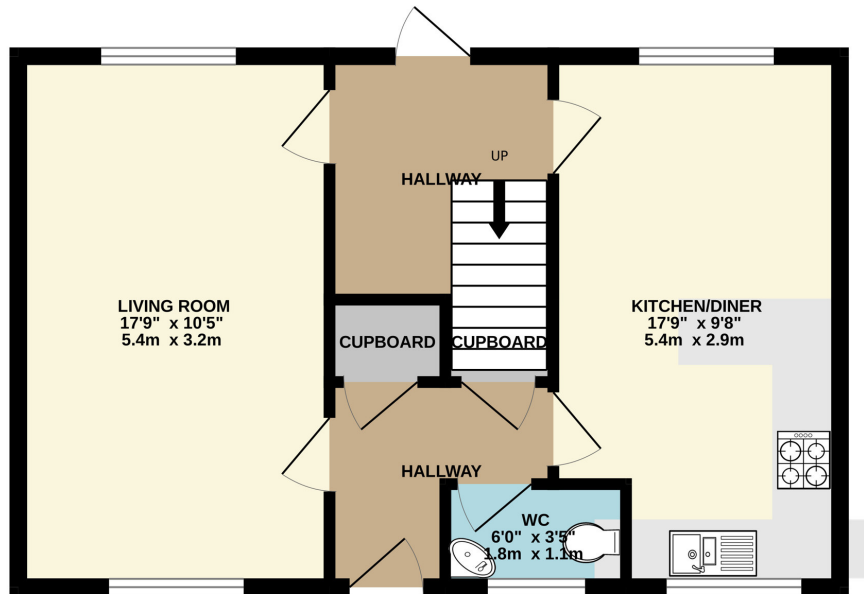
KEY INVESTMENT HIGHLIGHTS:

- Tenants in situ, providing immediate rental income.
- Annual rental yield of £14,400 (£1,200 pcm)
- Located in a sought-after residential area with strong tenant demand

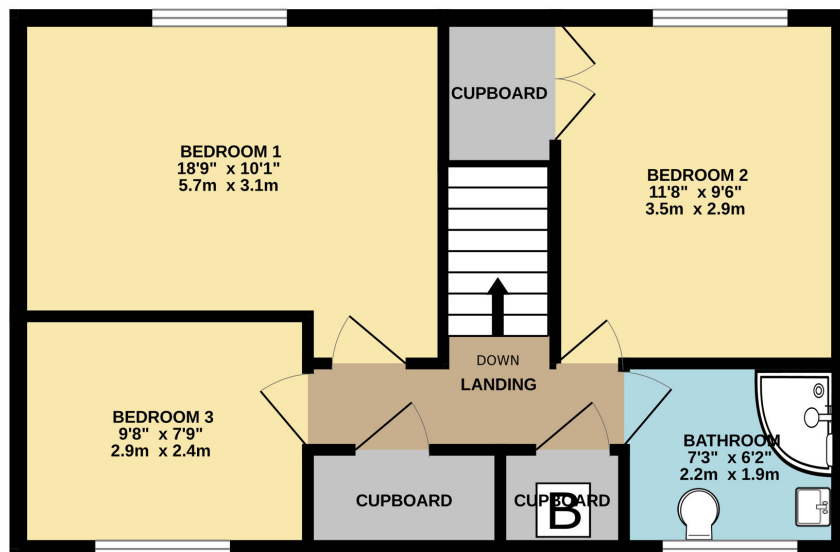




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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