

*Family
Homes*

£285,000
Longridge, ME10



 3
Bedrooms

 1
Bathroom

 2
Receptions



- Three Double Bedroom
- Tenant In-Situ
- Off Road Parking to Rear
- Terraced House
- Modern Kitchen
- Investment Property Yielding 6.3%
- Popular Family Location

Family homes are delighted to offer to the market this beautifully presented three Double bedroom terraced house situated in a quiet family location. Sold with a tenant in situ this property is currently achieving a 6% return making it an ideal buy to let purchase for any landlord looking to add to portfolio.

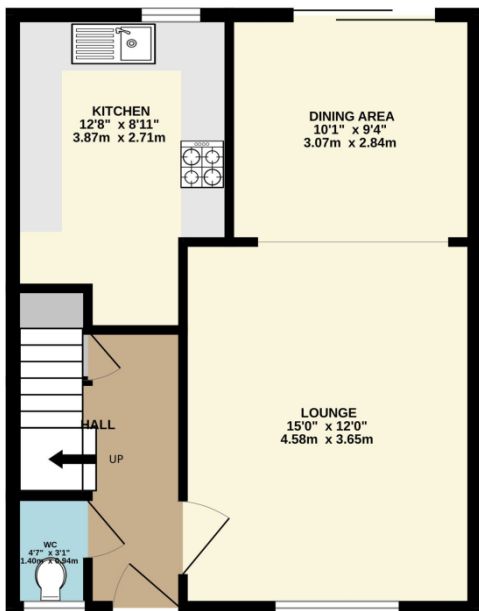
On the ground floor the property comprises entrance hall, W.C, open plan lounge/dining room and modern fitted kitchen.

On the first floor there are three double bedrooms and a family bathroom.

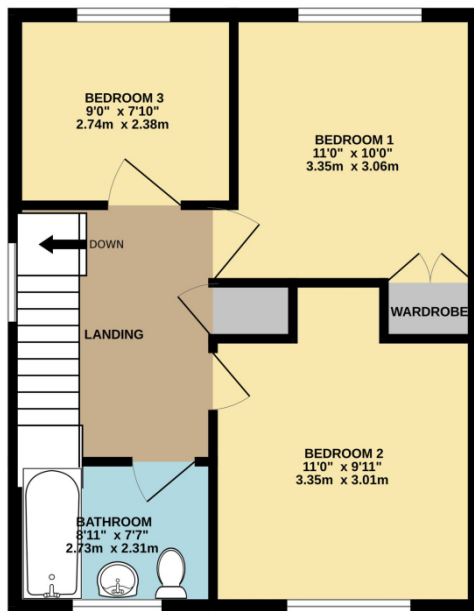
Outside there is a very generous rear garden and a decent front garden

This is an incredible opportunity to purchase a home with a wonderful tenant already in place, ideal for any buy to let investor looking to take the guess work out of their next purchase and with all compliance in place and all certification ready, this should be the next property you view.

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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