

LET PROPERTY PACK

INVESTMENT INFORMATION

Marjorie Street,
Cramlington,
Northumberland, NE23

226226303

 www.letproperty.co.uk





Property Description

Our latest listing is in Marjorie Street, Cramlington, Northumberland, NE23

This property has a potential to rent for **£1,120** which would provide the investor a Gross Yield of **13.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Marjorie Street,
Cramlington,
Northumberland, NE23

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

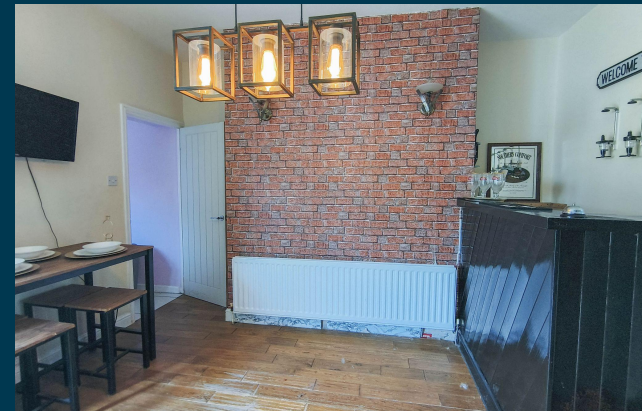
Lease Length: Freehold

Market Rent: £1,120

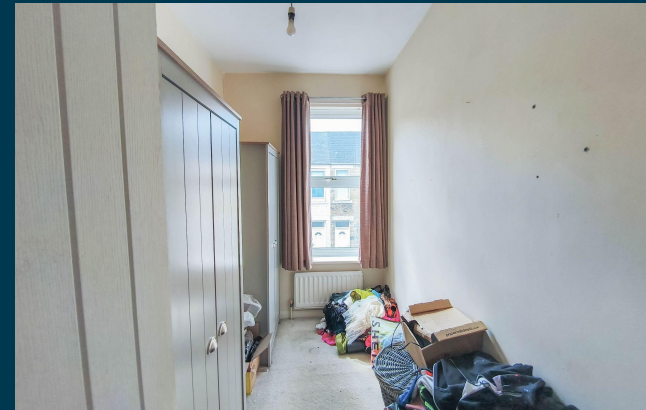
Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge **£5,000**

Legal Fees **£1,000**

Total Investment **£106,000**

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly potential market rent is

£ 1,120

Returns Based on Rental Income	£1,120
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£112.00
Total Monthly Costs	£127.00
Monthly Net Income	£993.00
Annual Net Income	£11,916.00
Net Return	11.24%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£9,676**
Adjusted To

Net Return **9.13%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £150,000.



£150,000

3 bedroom terraced house for sale

Oakley Drive, Cramlington

CURRENTLY ADVERTISED

Marketed from 29 Apr 2026 by Rook Matthews Sayer, Bedlington

+ Add to report



£139,950

3 bedroom end of terrace house for sale

Thornley Avenue, Cramlington

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 Mar 2026 by Mike Rogerson Estate Agents, Cramlington

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



TWO MONTHS
FREE RENT

£250 gift card
of your choice

Deposit free
option available

£1,175 pcm

3 bedroom terraced house

+ Add to report

The Fairways, Cramlington, NE23

NO LONGER ADVERTISED

Marketed from 1 May 2026 to 1 May 2026 by Ascend Living, UK, Ascend



£1,150 pcm

3 bedroom house

+ Add to report

Dandelion Drive, Cramlington, Newcastle Upon Tyne






CURRENTLY ADVERTISED

Marketed from 30 Apr 2026 by Jan Forster Estates, Gosforth

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



Marjorie Street, Cramlington,
Northumberland, NE23

PROPERTY ID: 12345678



www.letproperty.co.uk

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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