



**Cedar Close, RAF Lakenheath, Brandon, IP27 9QN**

**welcome to**

## **Cedar Close, RAF Lakenheath, Brandon**

CALLING ALL PROPERTY INVESTORS! This is a READY-MADE investment opportunity on the popular Lords Walk development, with TENANTS ALREADY IN SITU paying £1,400pcm, offering a STRONG RENTAL RETURN, two double bedrooms, MODERN KITCHEN & BATHROOMS plus UTILITY and CLOAK ROOMS!

### **Summary**

Positioned on the edge of RAF Lakenheath, within the ever popular Lords Walk development, this modernised link-detached home presents a fantastic ready made investment opportunity. Offered with no onward chain and tenants already in situ paying £1,400pcm, the property achieves an attractive rental yield of over 6.5%, making it an ideal addition to an established portfolio or a perfect first step for new landlords.

The location continues to prove highly desirable thanks to its close proximity to RAF Lakenheath, local village amenities and easy access to the market towns of Brandon and Mildenhall, both offering schools, supermarkets and excellent transport connections.

Inside, the property has been updated throughout to create a stylish and practical living environment. A welcoming entrance hall leads to useful utility and cloakrooms, adding everyday convenience, while the spacious open-plan L-shaped living and dining room delivers the generous entertaining space these homes are known for.

The sleek fitted kitchen offers a contemporary finish with excellent functionality, perfectly suited to modern living and busy day to day routines.

Upstairs, two double bedrooms both benefit from built in storage, while the contemporary family bathroom completes the accommodation.

Outside, the enclosed rear garden has been well maintained and offers a versatile outdoor space suitable for a variety of lifestyles.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

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

#### **Downstairs Cloakroom**

With W.C and wash hand basin with mixer tap over.

#### **Utility Room**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer and door to rear.

#### **Lounge**

With window to front.

#### **Kitchen/Diner**

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 dishwasher, electric oven and hob, space for fridge/freezer, two built in storage cupboards, window to rear and door to rear.

#### **First Floor Landing**

With window to front and two built in storage cupboards.

#### **Bedroom One**

With window to rear and two built in storage cupboards.

#### **Bedroom Two**

With window to front and built in storage cupboard.





### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to rear and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property, there is a driveway for off road parking and two external storage sheds.

#### **Rear Garden**

To the rear, the enclosed garden is largely laid to lawn with a timber decking area and shingled area.



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## **Cedar Close, RAF Lakenheath, Brandon**

- Link-Detached Investment Property
- Tenants Already in Situ, paying £1,400pcm
- Rental Yield of Over 6.5%
- Two Double Bedrooms with Built in Storage
- Spacious Open Plan Living/Dining Room
- Sleek Fitted Kitchen with Separate Utility and Cloak Rooms
- Popular Lords Walk Location Near RAF Lakenheath
- Amenities Within Close Proximity

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £250,000

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Property Ref:  
BRD111064 - 0003

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