

44 Emsworth Close - Guide Price £230,000

Bury St. Edmunds Suffolk IP32 7LT

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Estate & Letting Agents



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Features

- INVESTMENT BUYERS ONLY - TENANT IN SITU
- WELL MAINTAINED
- TWO BEDROOM END OF TERRACE PROPERTY
- CURRENT RENT £950 PCM (£11,400 PA) POTENTIAL INCREASE TO £1,215 PCM
- GROSS YIELD 4.95% CURRENT, RISING TO 6.33% POST INCREASE
- GARAGE AND DRIVEWAY PARKING FOR THREE CARS
- POPULAR RESIDENTIAL AREA CLOSE TO TOWN
- LOW MAINTENANCE GARDENS



The Property

INVESTMENT BUYERS OPPORTUNITY

A well-positioned freehold investment opportunity in Bury St Edmunds: this two-bedroom end-of-terrace house is offered for sale with a tenant in situ and is available to investment purchasers only.

This property provides one reception room, two bedrooms and a bathroom, complemented by a garden, single garage and driveway parking for three vehicles in total. With an existing rent of £950 pcm (£11,400 per annum), and market value of £1,215 the asking price represents an approximate gross yield of 5.0%, with the potential to increase this to 6.33% before management, finance, maintenance, insurance, void periods and other ownership costs.

The property is professionally managed, and the seller confirms that current landlord compliance requirements are in place. Purchasers should satisfy themselves as to the tenancy agreement, compliance documentation, management arrangements and all associated costs as part of their due diligence.

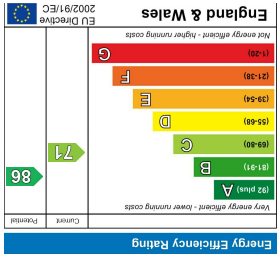
Emsworth Close is positioned within Bury St Edmunds, a well-established Suffolk market town with an appealing combination of everyday amenities, historic character, retail, hospitality and leisure provision. The town centre is known for its independent businesses, shopping, food and drink offer, cultural venues and Abbey Gardens, helping to underpin its broad appeal to tenants and owner-occupiers alike.

The location also offers practical connectivity for tenants. With local bus stops from approximately 0.07 miles away and a rail-station entrance at approximately 0.91 miles. A range of primary, secondary and further-education settings is also recorded within around 1.5 miles.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, floors 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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