44 Emsworth Close - Guide Price £220,000

Bury St. Edmunds Suffolk IP32 7LT

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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)
- YIELD OF 5.18%
- GARAGE AND DRIVEWAY PARKING FOR THREE CARS
- POPULAR RESIDENTIAL AREA CLOSE TO TOWN
- LOW MAINTENCE GARDENS
- FULLY COMPLIANT



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. The existing rent is £950 pm (£11,400 per annum), the asking price represents a yield of 5.18%.

This property provides Entrance Hall, Sitting/Dining Room, Kitchen, Two Bedrooms and a Bathroom. Externally it offers an enclosed rear garden, a Garage and driveway parking for three vehicles, which is a real asset in this area.

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 well 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.









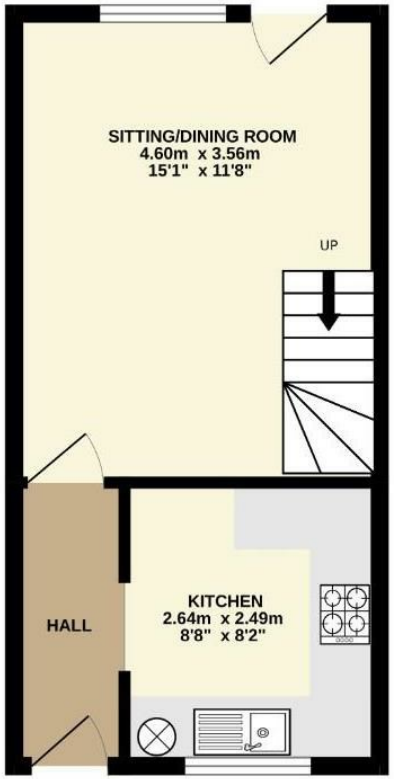




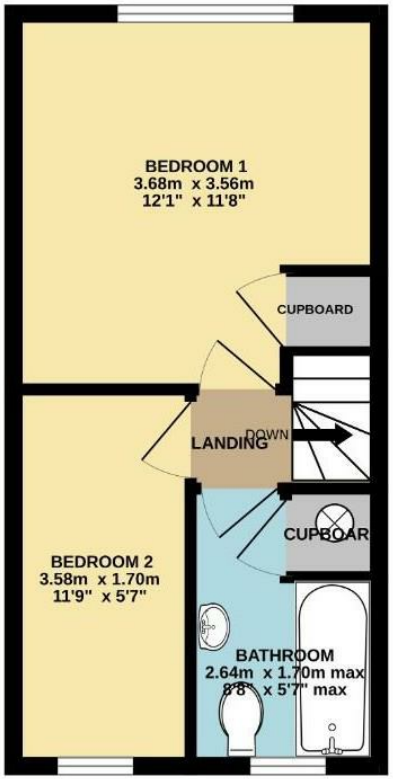


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

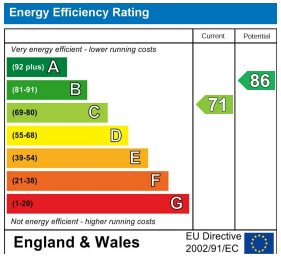
GROUND FLOOR



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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