



**Melford Bridge Road, Thetford, IP24 2HH**

**welcome to**

**Melford Bridge Road, Thetford**

GUIDE PRICE: £140,000 - £150,000! ATTENTION INVESTORS! An attractive investment cottage with TENANTS ALREADY IN SITU paying £850pcm and bringing in a 6%+ YIELD! Bright interiors, conservatory, DOUBLE BEDROOM and gardens, all set within a prime Thetford location!



## Summary

Situated in one of Thetford's most consistently sought-after locations—just a short, level walk from the bustling town centre and its wide range of amenities — this charming terraced cottage represents an exceptional investment opportunity.

Available to investors only, the property is offered with reliable tenants already in situ, currently paying £850 pcm and achieving a rental yield of over 6%, making it an appealing addition whether you are expanding a portfolio or securing your first buy-to-let.

The home has been clearly well cared for, beginning with the attractive front garden that creates a warm first impression. Inside, the accommodation is bright and welcoming, with a front lounge filled with natural light, a modern, well-maintained kitchen and a conservatory to the rear offering valuable additional living space.

The double bedroom is generously sized and accompanies a neatly presented bathroom.

The rear garden continues the appeal—an inviting, enclosed green space that is easily enjoyed and always popular with prospective tenants.

With strong ongoing demand for this style of property in this prime location, this is a dependable, ready-made investment with excellent long-term potential.

## The Accommodation

Entrance door to:



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### Entrance Hall

With door to front, built in storage cupboard / utility space.

### Lounge

With stairs to the first floor landing, TV point, door leading out to the rear, window to rear and radiator.

### Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, electric oven, electric hob with extractor hood over, space for fridge/freezer, inset sink unit with mixer tap and drainer over and window to front.

### Conservatory

Being of both brick and UPVC construction, with door leading out to the rear garden.

### First Floor Landing

With built in double airing cupboard.

### Bedroom

With window to rear and built in storage cupboard.

### Bathroom

With low level W.C, wash hand basin with taps over, bath with taps and shower attachment over, window to front and heated towel rail.

### Outside

To the rear of the property, the garden is largely laid to lawn with a paved patio area and mature trees throughout.

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## Melford Bridge Road, Thetford

- GUIDE PRICE: £140,000 - £150,000!
- ATTENTION INVESTORS!
- Being Sold with Tenants in Situ, paying £850pcm
- Popular Town Location
- Rental Yield of Over 6%!
- Charming Cottage
- One Double Bedroom
- Conservatory to Rear

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

Guide Price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THF103396 - 0002

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