



£300,000

Offers In The Region Of
Upper East Street, Sudbury

An excellent investment opportunity to acquire a pair of self-contained maisonettes being sold as a single freehold unit, conveniently positioned within easy reach of Sudbury town centre, local amenities and Sudbury railway station.

The accommodation comprises a spacious ground-floor three-bedroom maisonette and a well-proportioned first-floor one-bedroom maisonette, both of which are currently tenanted and producing a combined rental income of £1,800 per calendar month (£21,600 per annum). Based on the asking price, this represents an attractive gross rental yield of approximately 7.2%.

The ground-floor maisonette offers well-balanced accommodation including a generous living room, fitted kitchen, three bedrooms and a family bathroom, making it an appealing option for families and long-term tenants. The property is currently let at £1,100 per calendar month.

Occupying the first floor, the one-bedroom maisonette comprises a spacious living room, separate kitchen, double bedroom and bathroom. The property is currently achieving £700 per calendar month and provides a strong supplementary income stream.

The properties are situated within a well-established residential location, just a

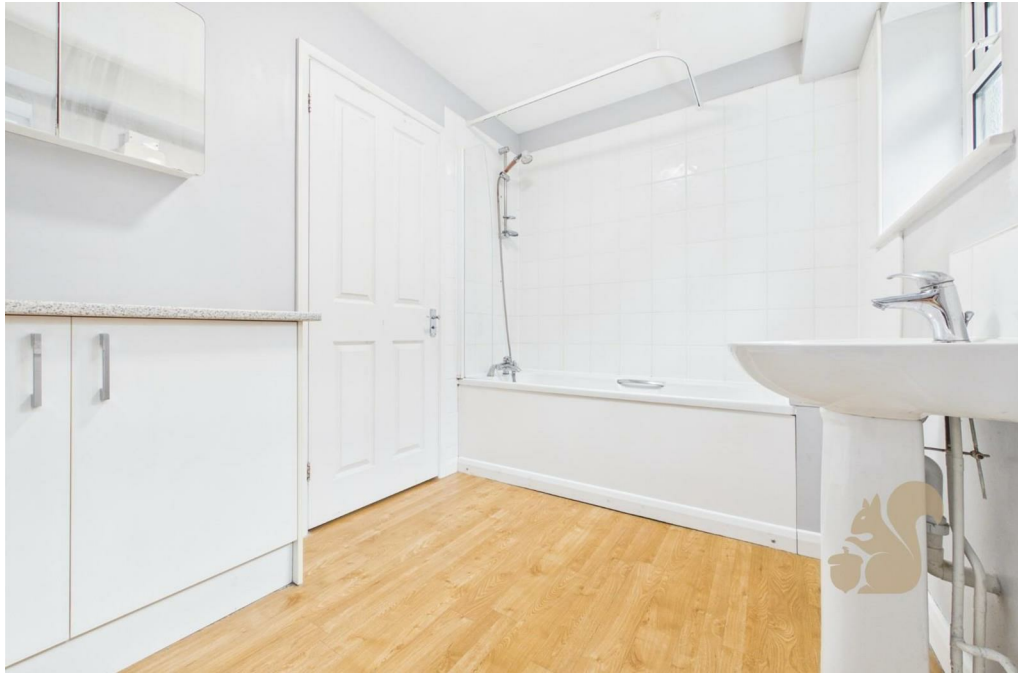
short distance from Sudbury's thriving town centre, which offers a comprehensive range of shopping, leisure and educational facilities. Sudbury railway station is also nearby, providing links towards Marks Tey and onward connections to London Liverpool Street.

This ready-made investment offers immediate income with established tenants in situ and represents an attractive addition to both experienced and first-time property investors seeking a strong yielding asset within a popular Suffolk market town.

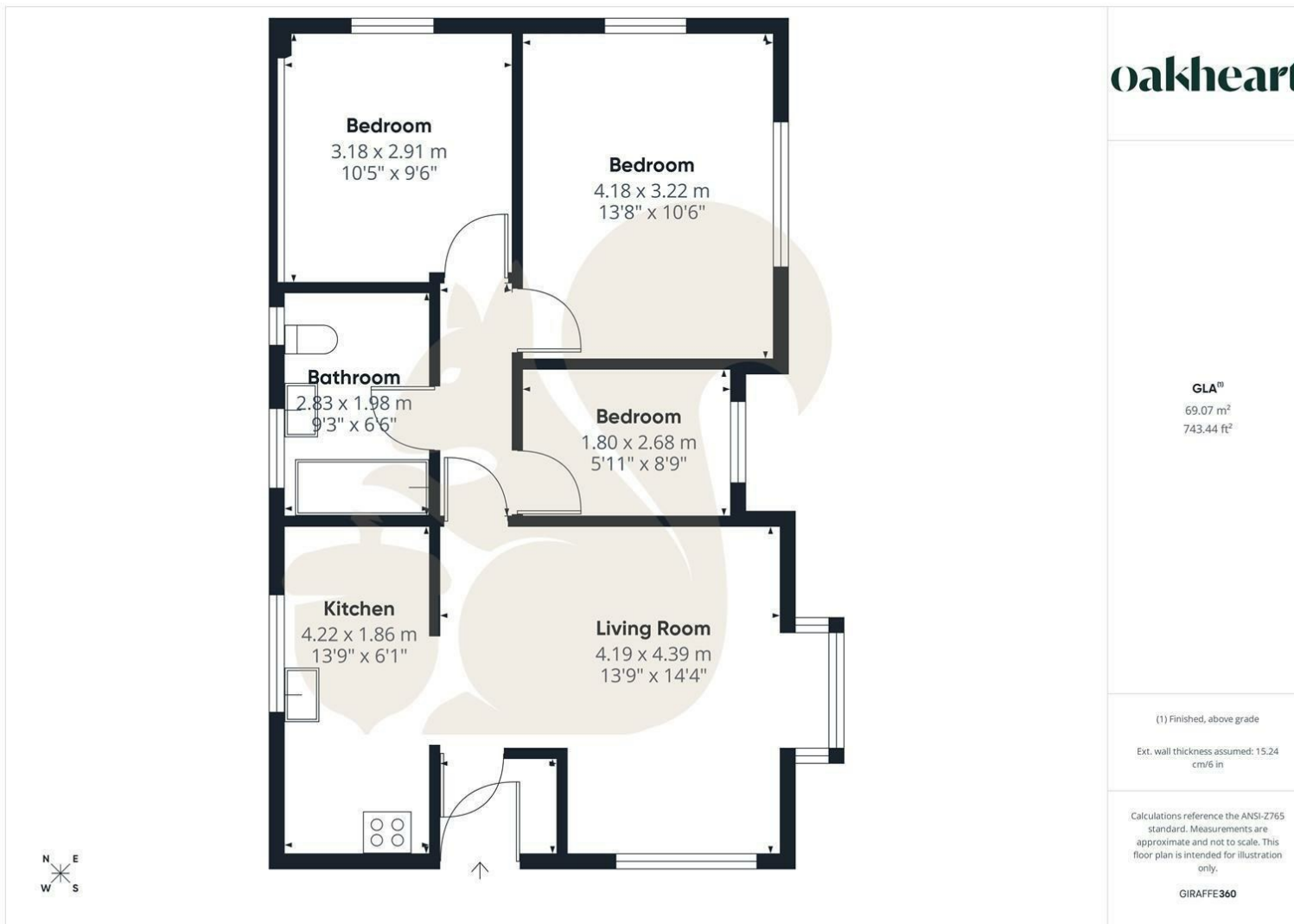
Call Oakheart today to arrange your viewing!







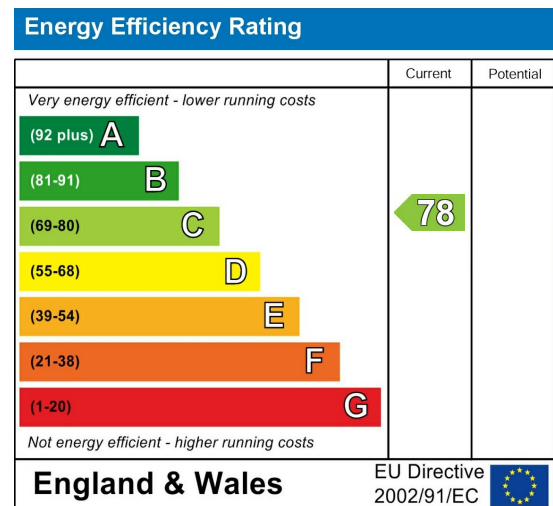




Local Authority:

Tenure:
Share of Freehold

Council Tax Band:
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.