



**Chestnut Way, RAF Lakenheath, Brandon, IP27 9RD**

welcome to

## Chestnut Way, RAF Lakenheath, Brandon

INVESTORS ONLY - a well presented and spacious THREE BEDROOM LORDS WALK HOME with TENANTS IN SITU paying £1,350PCM, delivering a YIELD OF OVER 6%, positioned close to RAF LAKENHEATH in a consistently high-demand rental location!

### Summary

Marketed exclusively to investors, this well-proportioned three bedroom home on the popular Lords Walk development is offered with reliable tenants already in situ, currently paying £1,350 per calendar month and generating a rental yield in excess of 6%. Its location on the periphery of RAF Lakenheath ensures continued strong demand, particularly from USAF personnel seeking quality rental accommodation.

The property provides spacious and practical living throughout, including a modern fitted kitchen, a comfortable living space, three good sized bedrooms, a useful downstairs cloakroom and a separate utility room-features that consistently appeal to tenants and support long-term occupancy.

Externally, the home benefits from a rear garden along with driveway parking to the front, adding further practicality and desirability within the rental market.

Combining immediate income, strong yield and a proven high-demand location, this represents an excellent first investment or a valuable addition to an established portfolio. Viewing is highly recommended.

### The Accommodation

Entrance door to:

#### Entrance Hall

With stairs to the first floor landing, built in under stairs storage cupboard, door to front and radiator.

#### Downstairs Cloakroom

With W.C, wash hand basin with mixer tap over, window to rear and radiator.

#### Utility Room

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

#### Living / Dining Room

Being L-shaped, with dual aspect windows, door leading out to the rear garden and two radiators.

#### Kitchen

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, integrated dishwasher, integrated oven, integrated hob with extractor over, built in storage cupboard, window to rear and radiator.

#### First Floor Landing

With two built in storage cupboards, a further large built in airing cupboard and window to front.

#### Bedroom One

With built in wardrobe, window to front and radiator.





### **Bedroom Two**

With built in wardrobe, window to rear and radiator.

### **Bedroom Three**

With built in wardrobe, dual aspect windows and radiator.

### **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 lawned garden and a concrete driveway, providing plenty of space for off road parking, and an external brick built storage cupboard.

#### **Rear Garden**

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

#### **Agents Note**

Please note that the property has tenants due to move in on the 18th February and the marketing photos shown were taken prior to the tenants moving in.



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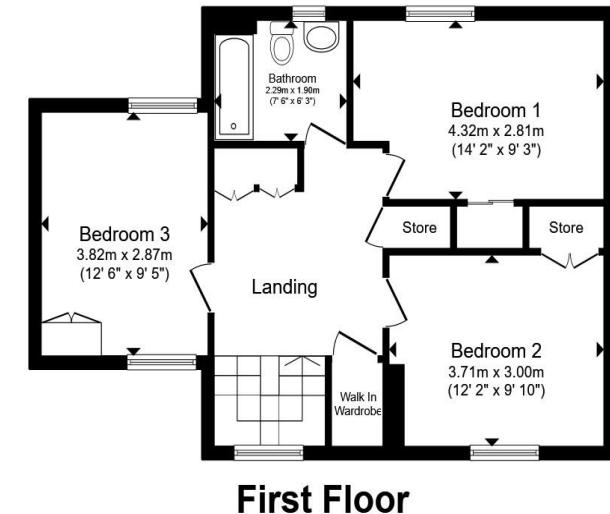
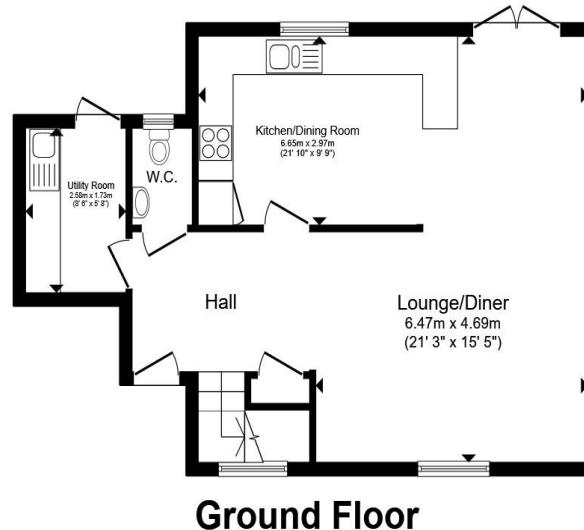
welcome to

## Chestnut Way, RAF Lakenheath, Brandon

- Investors Only - Tenants Already in Situ!
- Rental Income of £1,350pcm
- Yield Exceeding 6%
- Terraced Lords Walk Home
- Three Good Sized Bedrooms
- Spacious and Open Plan Living Accommodation
- Downstairs Cloakroom & Utility Room
- Rear Garden & Driveway Parking to Front

Tenure: Freehold EPC Rating: D

**£260,000**



Total floor area 109.9 m<sup>2</sup> (1,183 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:

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