



High Street, Lakenheath, Brandon, IP27 9JX

welcome to

High Street, Lakenheath, Brandon

An ideal investment opportunity - a modern three-bedroom semi-detached home in central Lakenheath, sold with tenants in situ, achieving £1,175pcm and therefore a 5.8% yield. No onward chain!

Summary

An excellent investment opportunity in the heart of Lakenheath, this modern semi-detached home is being sold with happy tenants already in situ, generating £1,175pcm and delivering a rental yield of approximately 5.8% - making it a ready-made, income-producing asset.

The property is modern throughout and offers spacious, light-filled accommodation. The ground floor comprises a bright living room, ideal for relaxing or entertaining, a well-equipped kitchen/diner with ample space for appliances and dining, and a downstairs cloakroom for added convenience.

Upstairs, there are three good-sized bedrooms, including a master bedroom with en suite, plus a modern family shower room.

To the rear, the enclosed garden provides a generous outdoor space with plenty of scope for further enhancement, while to the front there is off-road parking.

Offered to investors only and with no onward chain, this is a turnkey investment in a strong rental area with proven returns.

Viewing is highly recommended!

The Accommodation

Entrance door to:

Living Room

12' 3" x 13' 9" (3.73m x 4.19m)

With door to front, window to front, built in under stairs storage cupboard and radiator.



Kitchen

12' x 15' 6" (3.66m x 4.72m)

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, space and plumbing for washing machine, oven and hob, space for fridge/freezer, window to rear and radiator.

Downstairs Cloakroom

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

First Floor Landing

Master Bedroom

8' 11" x 11' 7" (2.72m x 3.53m)

With window to front and radiator.



Master En-Suite

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to front and radiator.

Bedroom Two

8' 8" x 7' 5" (2.64m x 2.26m)

With window to rear and radiator.

Bedroom Three

9' 10" x 6' 5" (3.00m x 1.96m)

With window to rear and radiator.



Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over and radiator.

Outside

Front Garden

To the front of the property, there is a gravelled front garden and a driveway, creating space for off road parking and access to:

Garage

With up and over door to front and personal door leading out to the rear garden.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area and external oil tank.



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- Sold with Tenants in Situ and Bringing in a Rental Yield of 5.8%!
- Rental Income of £1,175pcm
- Central Lakenheath Location, Close to Village Amenities
- Modern and Spacious Semi-Detached House
- Bright Living Room with Ample Space for Entertaining
- Three Good Sized Bedrooms, Master with En-Suite
- Additional Family Shower Room & Ground Floor Cloakroom for Guests
- Enclosed Rear Garden with Scope to Personalise

Tenure: Freehold EPC Rating: C

£230,000



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.focalagent.com

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