



Cedar Close, RAF Lakenheath, Brandon, IP27 9QN

welcome to

Cedar Close, RAF Lakenheath, Brandon

CALLING ALL PROPERTY INVESTORS! This is a READY-MADE investment opportunity on the popular Lords Walk development, with TENANTS ALREADY IN SITU paying £1,400pcm, offering a STRONG RENTAL RETURN, two double bedrooms, MODERN KITCHEN & BATHROOMS plus UTILITY and CLOAK ROOMS!

Summary

Positioned on the edge of RAF Lakenheath, within the ever popular Lords Walk development, this modernised link-detached home presents a fantastic ready made investment opportunity. Offered with no onward chain and tenants already in situ paying £1,400pcm, the property achieves an attractive rental yield of over 6.5%, making it an ideal addition to an established portfolio or a perfect first step for new landlords.

The location continues to prove highly desirable thanks to its close proximity to RAF Lakenheath, local village amenities and easy access to the market towns of Brandon and Mildenhall, both offering schools, supermarkets and excellent transport connections.

Inside, the property has been updated throughout to create a stylish and practical living environment. A welcoming entrance hall leads to useful utility and cloakrooms, adding everyday convenience, while the spacious open-plan L-shaped living and dining room delivers the generous entertaining space these homes are known for.

The sleek fitted kitchen offers a contemporary finish with excellent functionality, perfectly suited to modern living and busy day to day routines.

Upstairs, two double bedrooms both benefit from built in storage, while the contemporary family bathroom completes the accommodation.

Outside, the enclosed rear garden has been well maintained and offers a versatile outdoor space suitable for a variety of lifestyles.

The Accommodation

Entrance door to:

Entrance Hall

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

Downstairs Cloakroom

With W.C and wash hand basin with mixer tap over.

Utility Room

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

Lounge

With window to front.

Kitchen/Diner

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 dishwasher, electric oven and hob, space for fridge/freezer, two built in storage cupboards, window to rear and door to rear.

First Floor Landing

With window to front and two built in storage cupboards.

Bedroom One

With window to rear and two built in storage cupboards.

Bedroom Two

With window to front and built in storage cupboard.





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 driveway for off road parking and two external storage sheds.

Rear Garden

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



check out more properties at williamhbrown.co.uk



welcome to

Cedar Close, RAF Lakenheath, Brandon

- Link-Detached Investment Property
- Tenants Already in Situ, paying £1,400pcm
- Rental Yield of Over 6.5%
- Two Double Bedrooms with Built in Storage
- Spacious Open Plan Living/Dining Room
- Sleek Fitted Kitchen with Separate Utility and Cloak Rooms
- Popular Lords Walk Location Near RAF Lakenheath
- Amenities Within Close Proximity

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

£240,000

check out more properties at williamhbrown.co.uk



Property Ref:
BRD111064 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



williamhbrown.co.uk