



Property details	
Beds	3
Baths	3
Parking spaces	1
Reception rooms	2
Gardens	2
Status	Freehold
Tenure	For Sale
Energy efficiency rating	E
Energy efficiency	Current: 46.0, potential: 65.0
Environmental impact	Current: 52.0, potential: 68.0
Investment returns	
Current monthly rent	£923 pcm
Current rental yield	5.6%
Potential market value rent	£1205 pcm
Potential rental yield	7.3%
Estimated monthly capital appreciation	-£928
Area capital appreciation rate	-4.9%
Market dynamics	
Monthly stock turnover	7%
5-year net area growth	+1.6%

Features

Current Rent £850 pcm = 6.3%Gross Yield pa

BUY-TO-LET INVESTORS ONLY-SOLD WITH TENANTS IN SITU

TENURE – Freehold

COUNCIL TAX BAND – C

EPC RATING – E (POTENTIAL - D)

Village Location

Overlooking Open Green Area

Three Double Bedroom

x 2 Ensuites Plus Family Bathroom

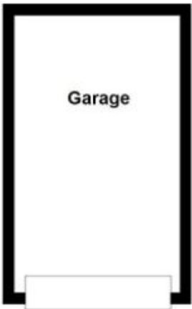
Single Garage to Rear

BUY-TO-LET INVESTORS ONLY-SOLD WITH TENANTS IN SITU CURRENT RENT £850 PCM= 6.3%Gross Yield pa
<https://find-energy-certificate.service.gov.uk/energy-certificate/9607-3012-7202-1062-3204> We're pleased to be marketing this attractive, three/four bedroom town house, located in the popular area of Wragby, which benefits from easy access to the local supermarkets, shops, cafes and pubs. The property is...

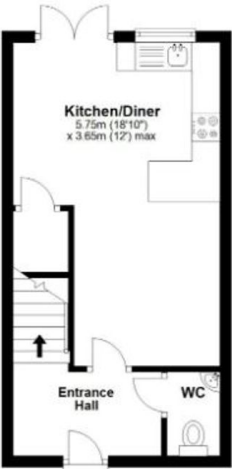
View full description at <https://www.moveplaces.co.uk/properties-for-sale/26c394e8-b425-4793-aa10-521ebec6b361>

Floor plans

Garage
Approx. 14.5 sq. metres (156.3 sq. feet)



Ground Floor
Approx. 26.9 sq. metres (289.3 sq. feet)



First Floor
Approx. 42.7 sq. metres (460.0 sq. feet)

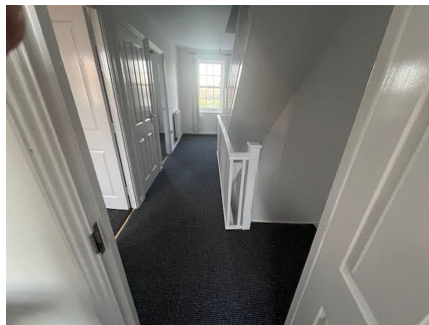
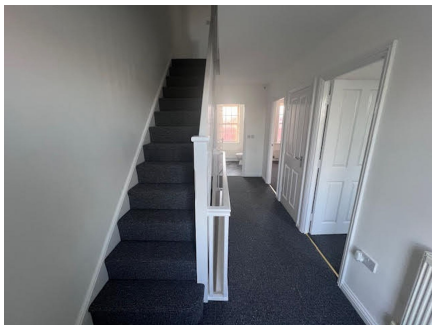


Second Floor
Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 126.5 sq. metres (1361.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.



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