

The Property



**35 BLOOMFIELD STREET,
BURY ST EDMUNDS, SUFFOLK IP33**

- **Residential investment
Subject to a Regulated Tenancy**
- **Current Rent - £75.50 per week
Registered January 2010**
- **Tenant Profile:
Lady (aged 96) – sole tenant**

Location:

The property is located within walking distance of the Town Centre. It is in close proximity of a college, school and railway station.

The Property:

Terraced House, c.1800-1918 with full central heating, comprising:

Basement Floor: 3 Rooms, including Kitchen & Conservatory; Ground Floor: 1 Room;

First Floor: 1 Room, Bathroom/WC; Second Floor: Attic Room.

The property has full gas central heating, installed in 1996 – “Warm Front Scheme”, and the windows have been recently repainted.

Tenure and Rent:

The property is offered for sale freehold but subject to the existing protected regulated tenancy of Mrs Walton (aged 96) – sole tenant.

The current rent is £75.50 per week, registered January 2010.

Viewing:

Viewing is strictly by appointment with the agents.

Price:

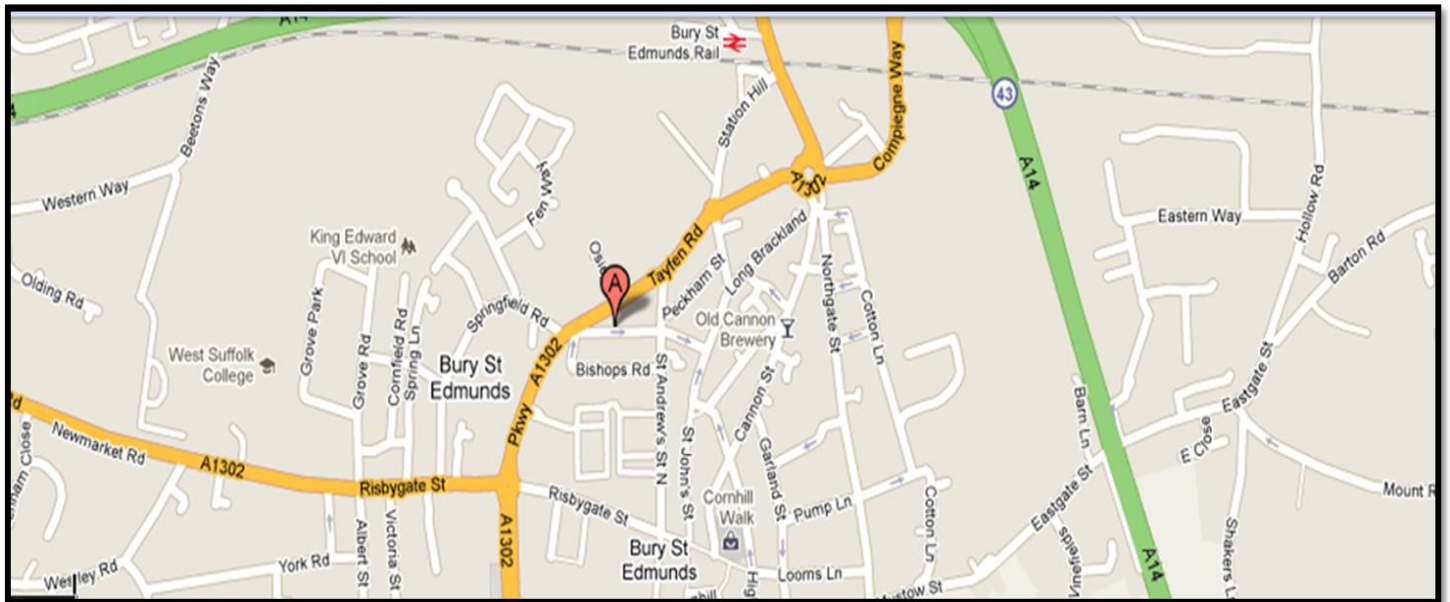
Offers are invited in the region of £140,000 for the freehold subject to existing tenancy passing.

Property Misdescriptions Act 1991

Davies & Co have prepared these particulars following a visit to the property. The details contained within are believed to be correct, and reasonable steps have been taken to verify the information. The particulars, however, should only be used as a general guide, not as a representation of warranty as to the accuracy of any statement – written, verbal or visual.

Davies & Co

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