

Stokes Croft, Calne, Wiltshire, SN11 9XX, 3 Bed Semi-Detached

- **Property Investment Opportunity with 12+% Yield**
- **50% Discount** compared to similar standard properties
- For Cash Purchase only due to non-standard (concrete) construction.

Deal Basics:

Purchase price: £65,000, cash buyers only, due to non-standard construction.

*Similar properties that are standard construction within 1/4 mile start on Rightmove for £129,950.

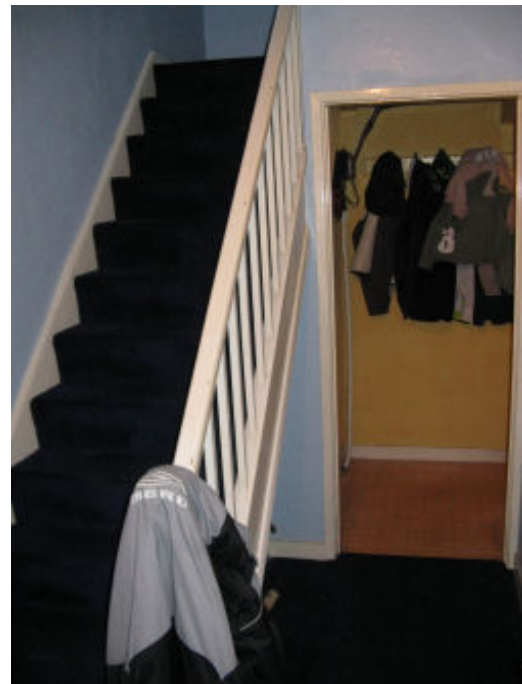
Market Rent: £550/mo (10.1% yield)

LHA Rent: £667/mo (3 bedroom rate) (12.3% yield)

Please request full details:

Contact Barry Danser Urgently (we are working to stop a repossession)
info@barrydanser.com

Snapshots



Above left: Front of the property. The house had been on the open market and sold to a first time buyer, but when they were unable to get finance they pulled out. The owner then approached us directly and took the property off the market.

Above right: Hall and stairs, dark carpet in good condition.



Upgraded Electrics



Good size lounge, camera doesn't do it justice



Good size kitchen (camera can't take in the full room) with ample space for full size dining room table- you can see the edge of it at right in the picture. Note uPVC double glazing which was installed throughout the property in the year 2000.

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Large garden to the back, somewhat overgrown



Pleasant outlook to front from top of stairs



The bathroom, tiled with white suite

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Double bedroom



A further double bedroom (I promise this is a good size double though you'd never guess it from my terrible photo)



... and the 3rd bedroom a decent size single currently being used as an office.

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