

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sproughton Road, Ipswich,  
IP1

212750856

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Sproughton Road, Ipswich, IP1.

Get instant cash flow of **£850** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£886** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

**With tenants currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.**

Don't miss out on this fantastic investment opportunity...



Sproughton Road,  
Ipswich, IP1

212750856



## Property Key Features

**2 bedrooms**

**2 bathrooms**

**Spacious Rooms**

**Well-Maintained Property**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £850**

**Market Rent: £886**



# Lounge





# Kitchen

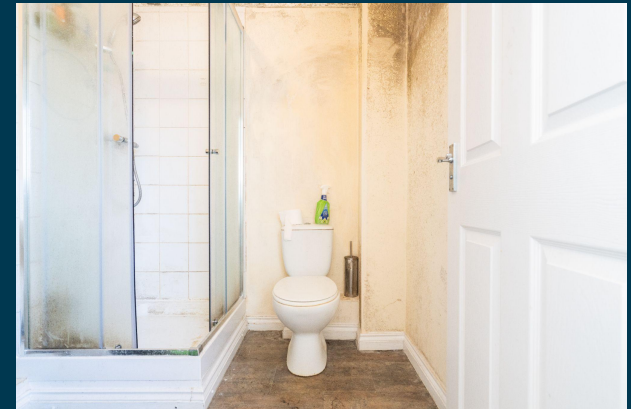


# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,050
Legal Fees	£1,000.00
Total Investment	£49,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 886

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£850	£886
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£85.00	£88.60
<b>Total Monthly Costs</b>	<b>£603.13</b>	<b>£606.73</b>
<b>Monthly Net Income</b>	<b>£246.88</b>	<b>£279.28</b>
<b>Annual Net Income</b>	<b>£2,962.50</b>	<b>£3,351.30</b>
<b>Net Return</b>	<b>6.01%</b>	<b>6.80%</b>



# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£1,579.30**  
Adjusted To

Net Return                      **3.20%**

**If Interest Rates increased by 2% (from 5% to %)**

Annual Net Income      **£936.30**  
Adjusted To

Net Return                      **1.90%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £220,000.



£220,000

## 2 bedroom terraced house for sale

+ Add to report

Sproughton Road, Ipswich

CURRENTLY ADVERTISED

Marketed from 28 Oct 2024 by haart, Ipswich



£210,000

## 2 bedroom end of terrace house for sale

+ Add to report

Sproughton Road, Ipswich

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 May 2024 by The Estate Agency Hub Ltd, Covering Norfolk & Suffolk

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 2 bedroom semi-detached house

Sproughton Road, Ipswich, IP1

NO LONGER ADVERTISED

Marketed from 1 Aug 2023 to 7 Sep 2023 (36 days) by OpenRent, London

+ Add to report



£1,050 pcm

## 2 bedroom terraced house

Sproughton Road, IP1

CURRENTLY ADVERTISED

Marketed from 18 Jan 2025 by Leaders Lettings, Ipswich






+ Add to report



# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Current term of tenancy: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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