



Tabby Drive, Three Mile Cross, RG7 1WQ

Guide price £375,000 *Freehold*

Two Bedroom Semi Detached House Located In Three Mile Cross

Introducing this attractive and well-maintained two-bedroom semi-detached home, offered to the market with no onward chain and a tenant already in situ, providing investors with an immediate and seamless rental return from completion.

The property features two bathrooms plus a ground-floor cloakroom, enhancing tenant appeal and providing added convenience and flexibility for occupants. A modern, fully fitted kitchen and a spacious open-plan living/dining area create a bright, contemporary interior, while the fully enclosed rear garden offers a desirable private outdoor space. Allocated parking further adds to the practicality of this impressive home.

Located in a highly sought-after village, the property consistently attracts strong rental demand from professionals and small families seeking a well-connected yet peaceful setting.

With its reliable sitting tenant, modern specification, and chain-free status, this property represents a low-maintenance, ready-made investment opportunity ideal for portfolio builders and first-time landlords alike.

KEY FEATURES

- Two Bedroom Semi Detached House
- No Onward Chain
- Investment Opportunity Yield 4.8%
- Well Appointed Kitchen
- Living /Dining Room
- Ground Floor Cloakroom
- Two Bathrooms
- Private Garden
- Allocated Parking



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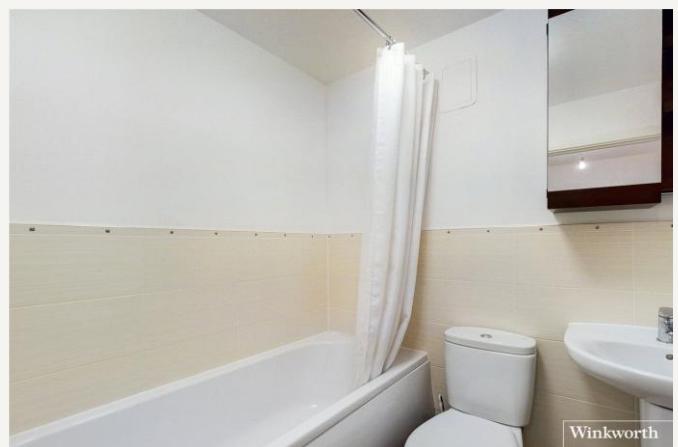
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MATERIAL INFO

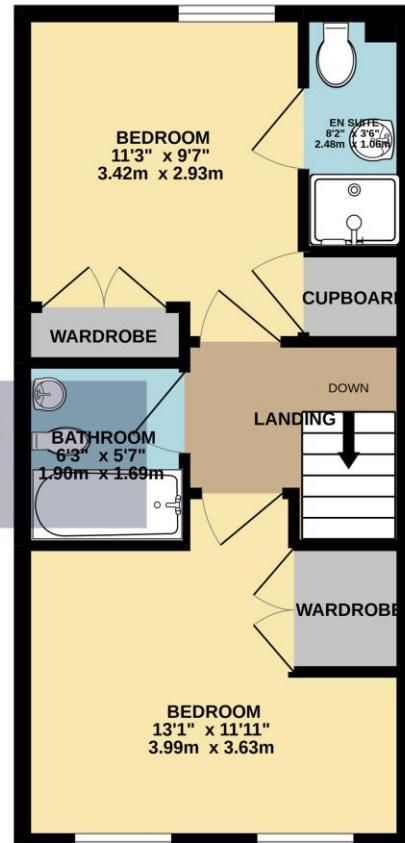
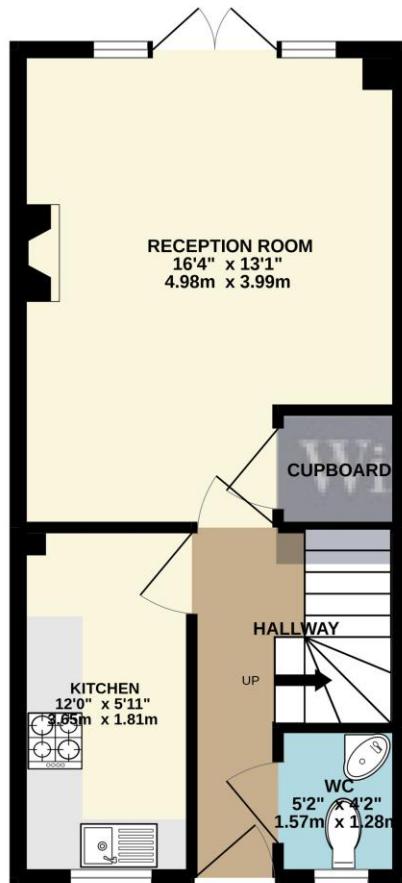
Tenure: Freehold

Council Tax Band: D

EPC rating: B

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



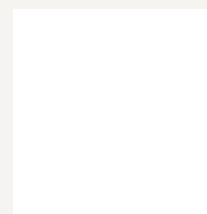
TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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