



STIBBARD
PROPERTY



Smithfield House, Aldbourne, Marlborough, SN8 2DU

A mixed use asset class investment comprising two 3 bedroom houses with a 2 bedroom flat and shop below. The property is situated in the heart of Aldbourne and comes with parking spaces for each of the dwellings. The investment generates a Net Initial Yield of 5.15%. Further details can be provided on request. Aldbourne is situated within easy reach of Hungerford, Marlborough and Swindon along the B4192.

- The property is freehold with tenanted possession.
- The tenants that reside in the property provide an immediate income stream in excess of £31,000 with room for rental growth.
- Asking price of £600,000.
- Services: Mains electricity, water, gas & drainage.
- Local authority: Wiltshire Council.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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