



# CharlesWright

PROPERTIES

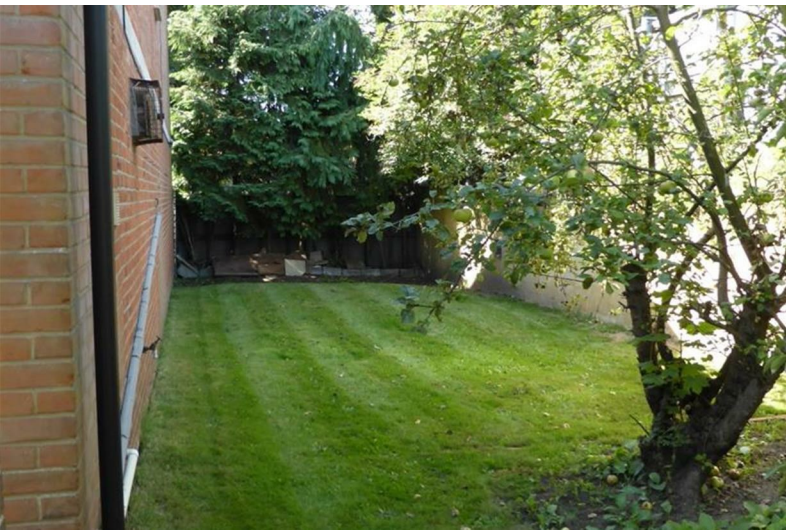
Selling Properties the Wright Way



8 Mersea Road

Colchester, CO2 7EX

**Guide price £295,000**



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## Description

This is an excellent opportunity to purchase a well-managed investment property that has been continuously rented for 25 years. It currently generates a gross income of approximately £32,000 per year from an 11 month student tenancy, resulting in a gross yield of 10.8%.

The property features accommodation spread over three floors: the ground floor includes a kitchen, bathroom, and two rooms; the first floor has three rooms, a study, a shower room, and a cloakroom; and the second floor contains an additional room.

## Location

The property is conveniently located near the city centre of Colchester, where you can find a variety of shops, restaurants, and numerous amenities. It is also close to the Town railway station, which provides a fast and frequent service to London, taking approximately 46 minutes. The University is easily accessible via the bus (from Town railway station to the University, taking about 22 minutes) alternatively the Colchester Institute on Sheepen Road is in easy reach.

## Entrance Hall

stairs to first floor

## Study bedroom One

12'3 x 11'5 (3.73m x 3.48m)

Bay window to front

## Study bedroom Two

13'3 x 10'3 (4.04m x 3.12m)

Window to rear, wash hand basin.

## Kitchen

14'11 x 10 (4.55m x 3.05m)

Window to side, wooden units incorporating a stainless steel sink unit and single drainer with cupboards under. Further work surfaces with cupboards and drawers under and a four ring electric hob and oven under, eye level units and gas fired boiler.

## Bathroom

10 x 5'11 (3.05m x 1.80m)

Window to side, panelled bath, low level wc and wash hand basin.

## Landing

Stairs to second floor

## Study bedroom three

13'10 x 12'5 (4.22m x 3.78m)

Window to side

## Study bedroom Four

13'1 x 8'9 (3.99m x 2.67m)

Window to front

## Study bedroom Five

10 x 9'1 (3.05m x 2.77m)

Window to side, wash hand basin.

## Study

8'9 x 6'5 (2.67m x 1.96m)

Window to front, wash hand basin.

### Shower Room

Window to side, shower cubicle, low level wc, wash hand basin.

### Cloakroom

Window to side, low level wc

### Second floor

#### Room Six

18'6 x 5'5 (5.64m x 1.65m)

Window to front and Velux window to side.

### Outside and Gardens

There are steps leading to the front door. The rear garden is accessed via the kitchen and has a covered lean-to, that in turn leads to a paved courtyard style area at the back with a large lawned garden enclosed by a brick wall.

### Agents Note

Services: Mains water, electricity, gas and drainage are connected to the property and gas central heating.

Tenure: Freehold

Local Authority: Colchester City Council

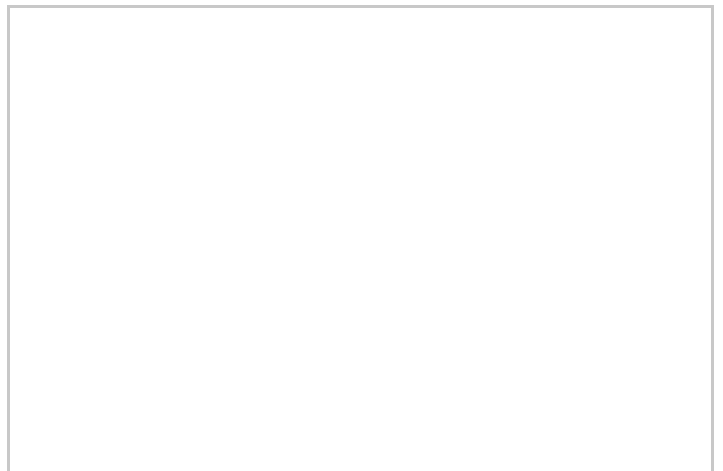
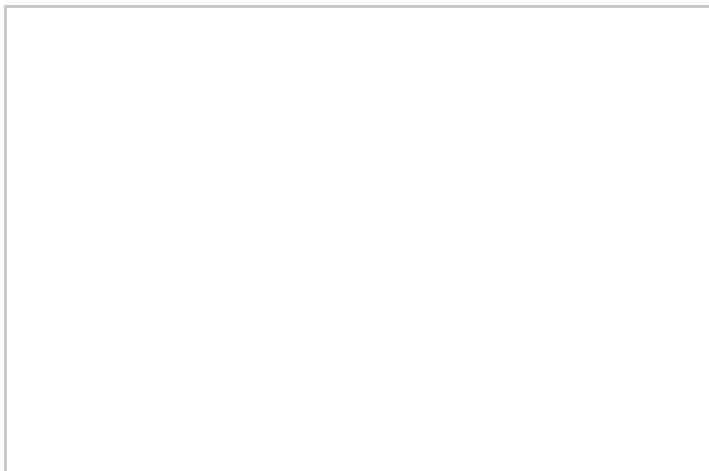
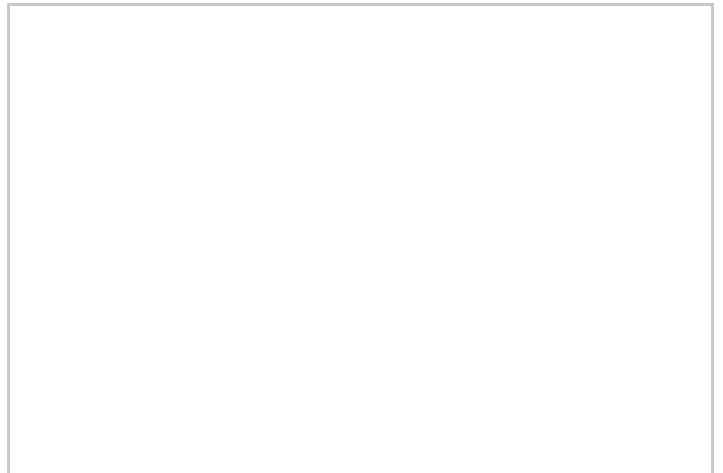
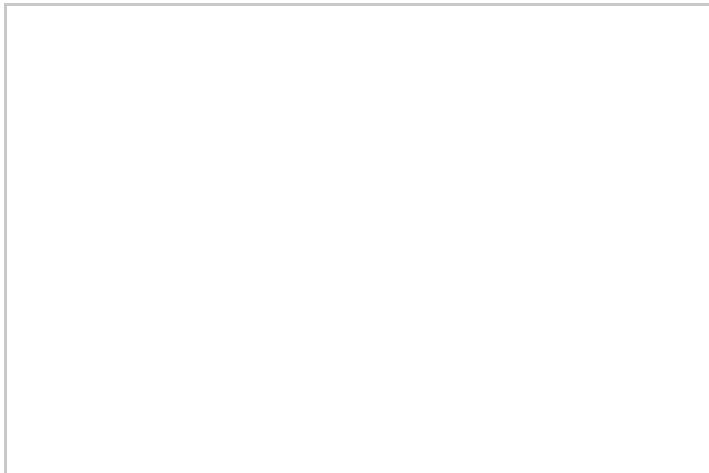
Council Tax: Band B

EPC: Band D

Licenced HMO

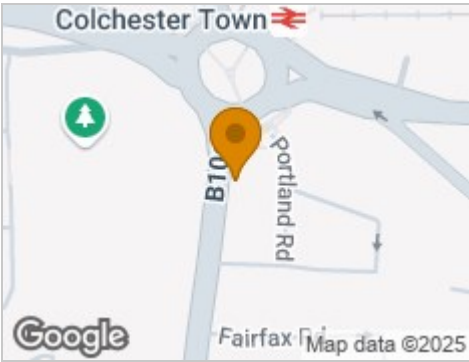
Potential to extend.

Available to purchase as a furnished tenanted property or with vacant possession.





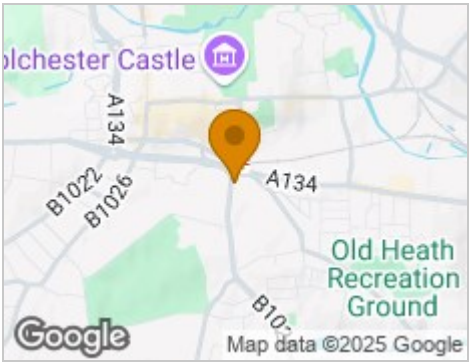
Road Map



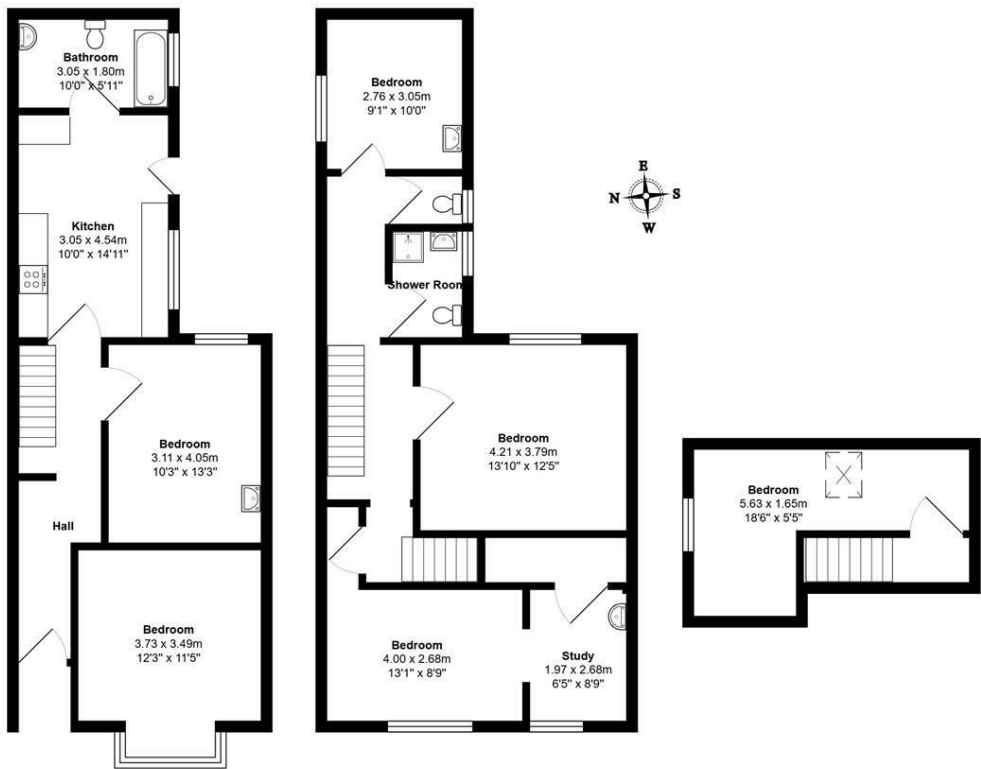
Hybrid Map



Terrain Map



Floor Plan



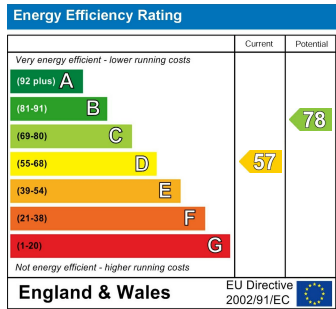
Total Area: 142.0 m<sup>2</sup> ... 1529 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Regulated by Property Redress Scheme

Company Number: 13289409