



CharlesWright

PROPERTIES

Selling Properties the Wright Way



132 Military Road

Colchester, CO1 2AS

Guide price £295,000



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Description

An opportunity to purchase a well-managed investment opportunity that has consistently achieved rental income for the past 25 years. It currently generates approximately £33,000 per year from an 11 month student tenancy, resulting in a gross yield of 11.1%.

The property spans two floors and includes the following features: on the ground floor, there is a kitchen, a shower room, and three rooms whilst on the first floor there are a further four rooms and a bathroom.

This is a solid investment with a proven track record with the potential to increase the rent over 12 months.

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 8'4 (3.73m x 2.54m)

Window to front, wash hand basin.

Study bedroom Two

12'3 x 8'4 (3.73m x 2.54m)

Window to front, wash hand basin.

Study bedroom Three

10'8 x 9 (3.25m x 2.74m)

Window to rear, wash hand basin.

Kitchen

13'5 x 12'3 (4.09m x 3.73m)

Sliding patio doors, fitted wood units incorporating a stainless steel sink with single drainer and cupboards and drawers under and dishwasher, adjacent work tops incorporating cupboards under, free standing cooker, fridge and freezer, wall mounted gas fired boiler, fitted breakfast bar.

Shower Room

9'1 x 4'11 (2.77m x 1.50m)

Window to rear, Shower cubicle, low level wc, wash hand basin.

Landing

Study bedroom Four

12'3 x 8'4 (3.73m x 2.54m)

Window to front, wash hand basin.

Study bedroom Five

12'3 x 8'4 (3.73m x 2.54m)

Window to front, wash hand basin.

Study bedroom Six

12'3 x 8 (3.73m x 2.44m)

Window to rear, wash hand basin.

Study bedroom Room Seven

10'11 x 8'11

Window to rear, wash hand basin.

Bathroom Room

9'1 x 4'11 (2.77m x 1.50m)

Window to rear, panelled bath with shower attachment, low level wc, wash hand basin.

Outside and Gardens

To the front of the house there is parking in the front of the house as well as parking in front of the white gates that also gives access to the rear garden. The rear garden is lawned with a concrete patio to the immediate rear of the property. Beyond is a large lawn area enclosed by a wall and fencing. Garage and garden shed.

Agents Notes

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

Tenure: Freehold

Local Authority: Colchester City Council

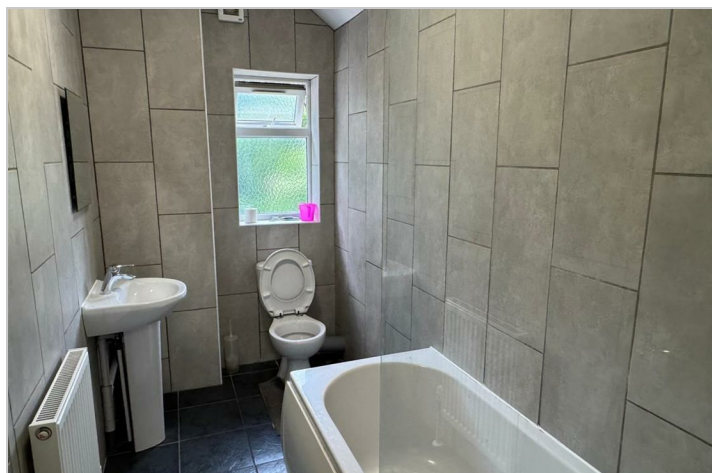
Council Tax: Band C

EPC: Band D

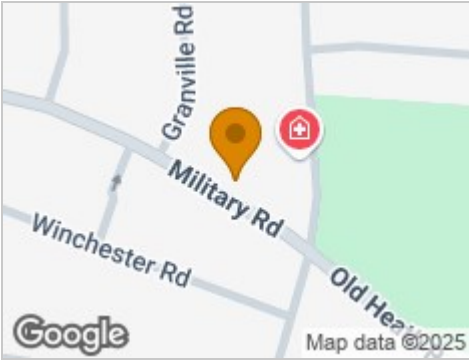
Licensed HMO

Potential to extend.

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



Road Map



Hybrid Map

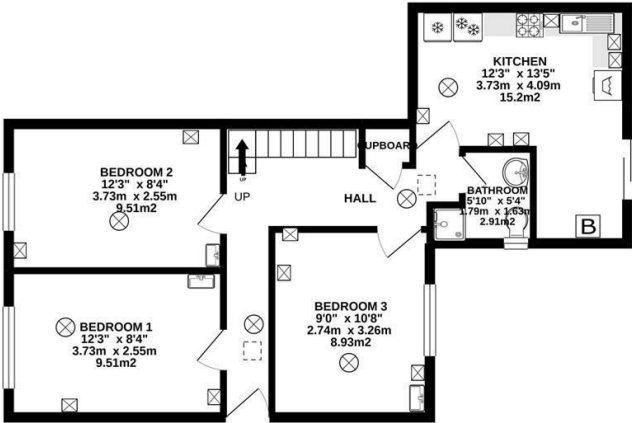


Terrain Map

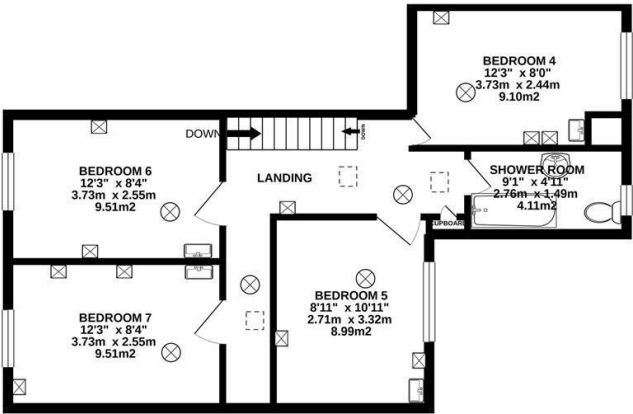


Floor Plan

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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.

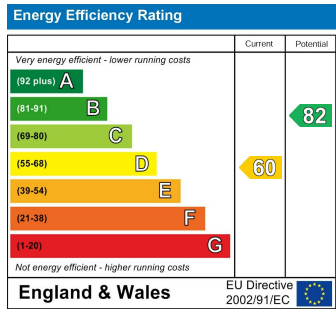
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Viewing

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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