



CharlesWright

PROPERTIES

Selling Properties the Wright Way



67 Harsnett Road

Colchester, CO1 2HT

Guide price £365,000



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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. This is part of a superb property portfolio, that is only selling due to the partners retiring. The current predicted 12 month gross income is approximately £35,700 letting to students, resulting in a potential gross yield of 9.78%.

The property features accommodation spread over three floors: the ground floor includes a hall, sitting room, kitchen, and two study bedrooms, whilst the first floor has three study bedrooms and two shower rooms and the second floor contains one study bedroom. The property backs onto Old Heath Recreational Ground.

Location

The property is conveniently located backing on to the Recreational Ground, as well as 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 to the University, taking about 15 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)

Window to front.

Study Bedroom Two

11'9 x 9'11 (3.58m x 3.02m)

Window to rear.

Sitting Room

11'4 x 10'9 (3.45m x 3.28m)

Window to side and door to kitchen

Kitchen

10'9 x 10'1 (3.28m x 3.07m)

Window to rear and side, fitted units incorporating sink unit and single drainer, cupboards under, further work tops cupboards and drawers under. Door to rear garden.

Landing

Study Bedroom Three

11'4 x 11'2 (3.45m x 3.40m)

Window to rear

Study Bedroom Four

11'9 x 7 (3.58m x 2.13m)

Window to rear

Study/Bedroom Five

11'5 x 9'4 (3.48m x 2.84m)

Window to front.

Shower Room

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

Shower Room

Shower cubicle, low level wc and wash hand basin.

Landing

Study Bedroom Six

13'5 x 6'1 and 13'5 x 5'7 (4.09m x 1.85m and 4.09m x 1.70m)

Two Velux windows to rear.

Outside and Gardens

There is hard standing to the front of the property with a gate giving access to the rear garden again hard standing for easy maintenance, backing onto Old Heath Recreation Ground. There is a boiler house to the rear of the property.

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

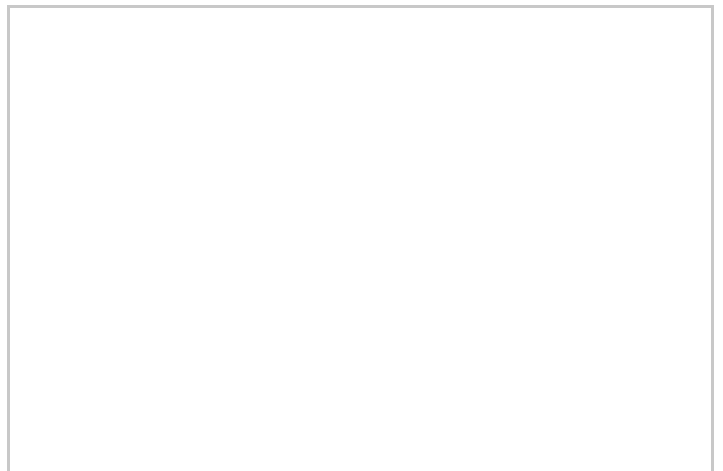
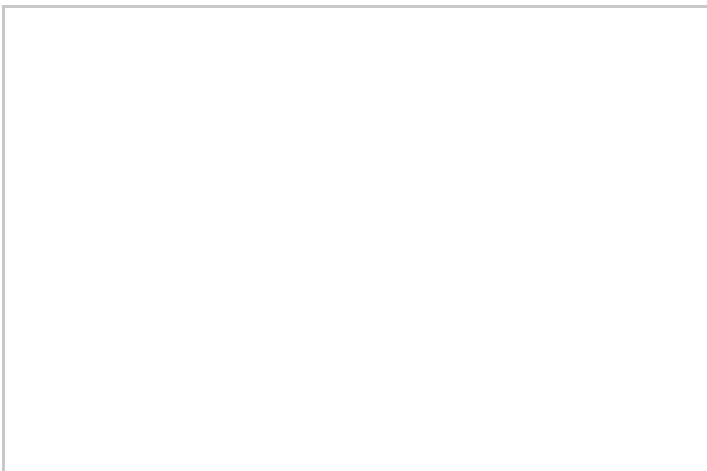
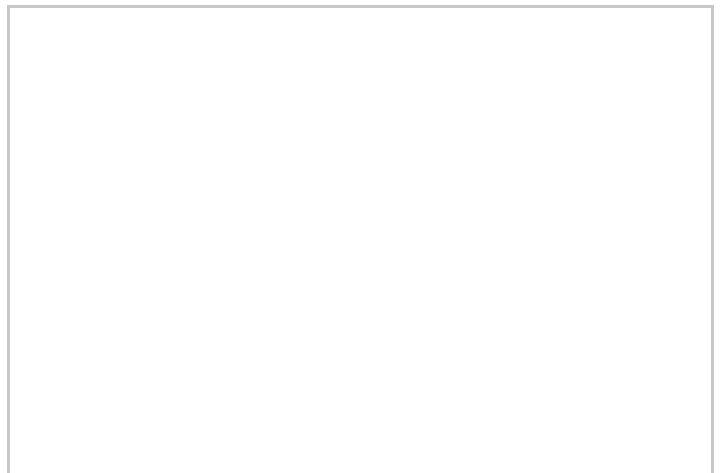
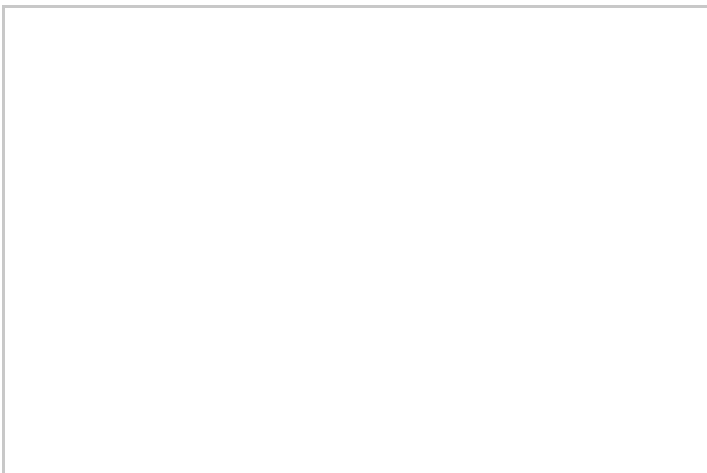
Council Tax: Band C

EPC: Band D

Licenced HMO

Potential to extend.

Available to purchase as a furnished tenanted property.



Road Map



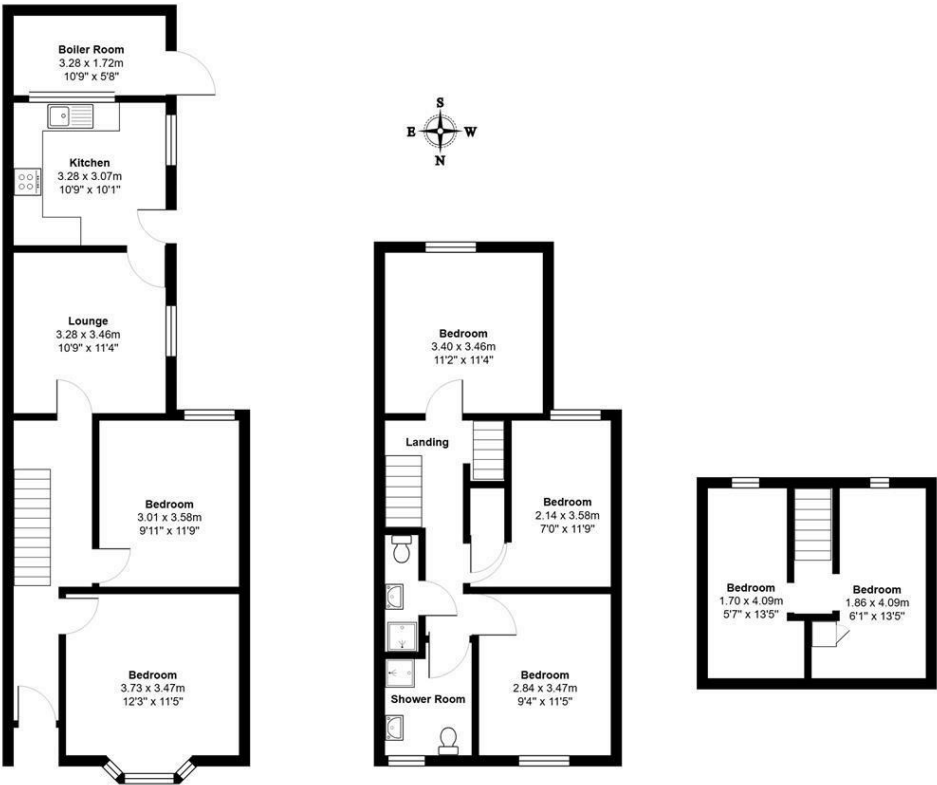
Hybrid Map



Terrain Map



Floor Plan



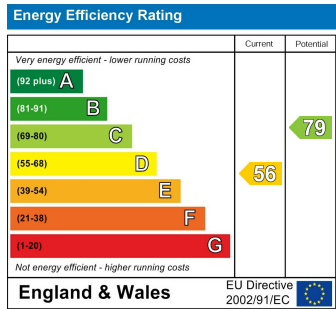
Total Area: 130.8 m² ... 1408 ft²

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



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk



Regulated by Property Redress Scheme

Company Number: 13289409