



CharlesWright

PROPERTIES

Selling Properties the Wright Way



130 Military Road

Colchester, CO1 2AS

Guide price £260,000



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Description

An excellent opportunity to purchase a well-managed investment property that has been continuously rented for over 25 years. This is part of a superb property portfolio, that is only selling due to the partners retiring. A predicted gross income of £21,780 a year, yielding 8.37% being let to students utilising 4 study bedrooms. There is the potential to change the sitting room to a fifth study bedroom, subjecting to licensing, to increase the income.

The property features accommodation spread over two floors: the ground floor includes a hall, cloakroom, kitchen, sitting room and a study bedrooms, whilst the first floor has three study bedrooms and a bathroom.

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, taking about 22 minutes or alternatively there is the Colchester Institute on Sheepen Road also in easy reach.

Hall

Stairs to first floor and cupboard housing the gas and electrics

Cloakroom

Low level wc and wash hand basin

Sitting Room

12'2 x 11'8 (3.71m x 3.56m)

Window to front, sealed fireplace.

Study Bedroom One

11'8 x 10'1 (3.56m x 3.07m)

Window to rear.

Kitchen

12'6 x 5'7 (3.81m x 1.70m)

Window to side, door to garden, fitted units incorporating a sink unit and cupboard below, adjacent work surfaces with cupboards and drawers under. Range of eye level cupboard and gas fired boiler.

Landing

13'6 x 5'7 (4.11m x 1.70m)

Study Bedroom Two

11'8 x 10'1 (3.56m x 3.07m)

Window to rear

Study Bedroom Three

8'10 x 8'9 (2.69m x 2.67m)

Window to front

Study Bedroom Four

12'2 11'8 max (3.71m 3.56m max)

Window to front

Bathroom

12'6 x 5'7 (3.81m x 1.70m)

Window to rear. Panelled bath with shower over and screen, wash hand basin low level wc.

Outside and Gardens

To the front of the property is parking for one vehicle. There is a side access to the rear garden with a large hard landscaping to the immediate rear leading on to an enclosed lawned garden.

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 B

EPC: Band D

Potential to extend.

Available to purchase as a furnished tenanted property.



Road Map



Hybrid Map



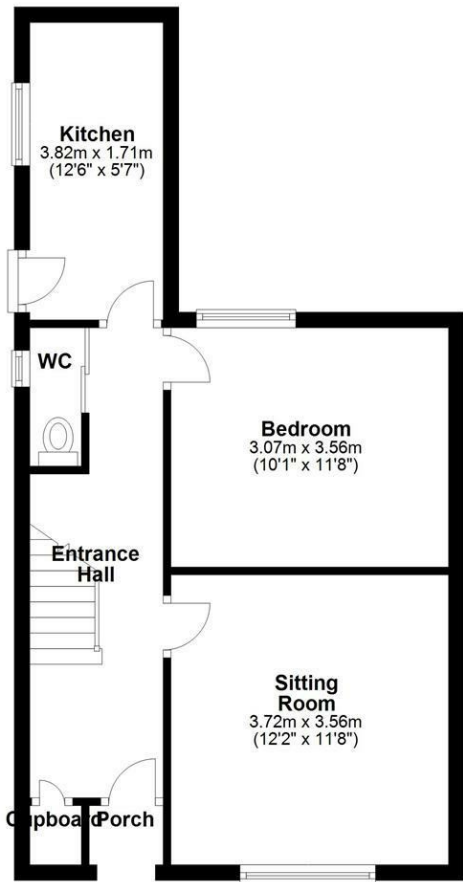
Terrain Map



Floor Plan

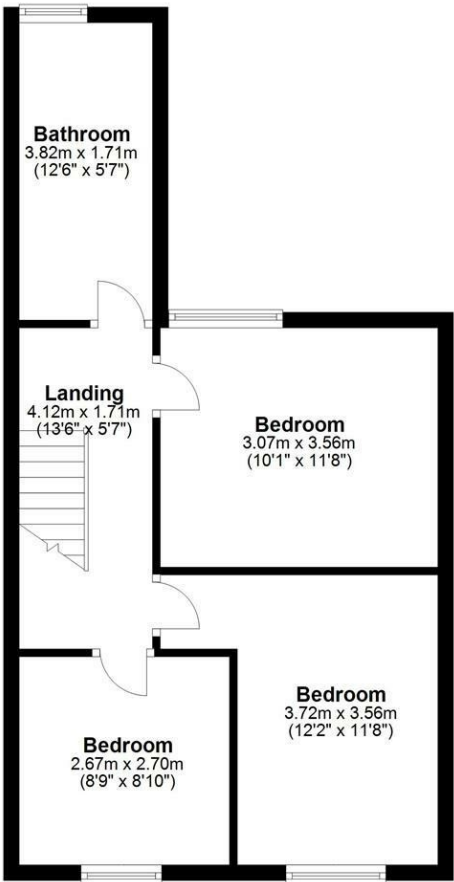
Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



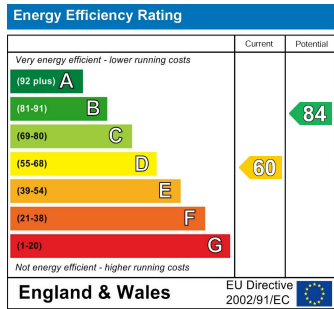
Total area: approx. 87.4 sq. metres (940.9 sq. feet)

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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