

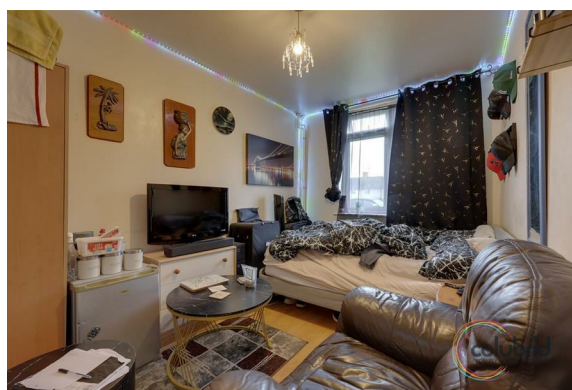


Woodland Road, Chelmsford

Guide Price £650,000



- Excellent Buy-to-Let Investment Opportunity
- 9-Bedroom Licensed HMO
- Generously Sized Rooms Throughout
- Well-Maintained property
- Private Driveway for Off-Street Parking
- Spacious Rear Garden
- Excellent Transport Links with Easy Access to the A12
- Strong Rental Yield and Consistent Income
- Close to Shops, Transport & Local Amenities
- Viewing advised



GUIDE PRICE £650,000 - £700,000

Presenting a 9-bedroom HMO located in Chelmsford — an excellent investment opportunity for those looking to grow their property portfolio. Ideally situated close to key local amenities, this property offers strong rental potential, with reliable tenants already in place.

The property is well-maintained throughout and comprises nine bedrooms, shared bathrooms and WCs, a spacious lounge, a fully equipped kitchen, a driveway, and a private rear garden.

Investment Highlights

Current Gross Annual Income: £66,360 per annum

Potential Market Rent: £72,192 per annum

Tenure: Tenanted, with consistent rental history

Based on the purchase price and existing income, this property represents a valuable addition to any investor's portfolio, with scope for further yield improvement.

Council Tax Band: C

Local Authority: Chelmsford

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film. Chelmsford is an ideal location for growing families, commuters, and the young at heart.

