

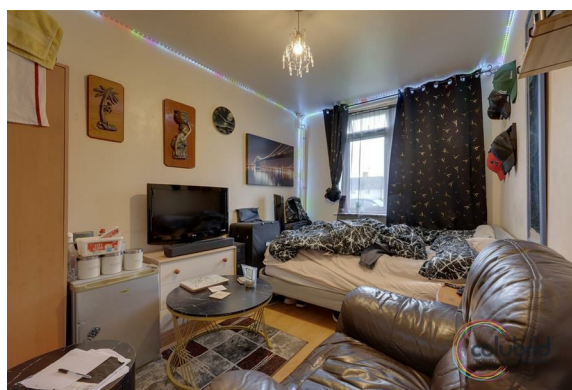


## Woodland Road, Chelmsford

Guide Price £625,000



- 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 £625,000-£675,000**

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.



**Colubrid.co.uk**

#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

