



Cramphorn Walk, Chelmsford

Guide Price £340,000



- Excellent Buy-to-Let Investment Opportunity
- 5-Bedroom Licensed HMO with Strong Rental Demand
- Attractive Yield and Consistent Income Stream
- Tenants in Situ, Providing Immediate Returns for Investors
- Driveway Offering Off-Street Parking
- Private Rear Garden Ideal for Tenant Use and Low Maintenance
- Well-Maintained Condition Throughout
- Close to Chelmsford Station with Direct Links into London
- Easy Access to the A12 and Major Transport Routes
- Convenient Location Near Shops, Local Amenities, and Employment Hubs



GUIDE PRICE £325,000 - £375,000

Presenting a 5-bedroom HMO in Chelmsford, this property represents an excellent investment opportunity for those seeking to expand their portfolio. Ideally positioned close to key local amenities, it offers strong rental returns and comes with reliable tenants already in place, ensuring immediate income from completion.

The property is well-maintained throughout and comprises five bedrooms, a modern three-piece bathroom and additional WC, a spacious lounge, a fully fitted kitchen, driveway parking, and a private rear garden.

Investment Highlights

Current Gross Annual Income: £35,520

Potential Market Rent: £37,680 per annum

Tenure: Tenanted, providing immediate returns

Attractive Yield Potential for long-term investors

Given its proven rental performance and location, this property offers a ready-made investment with potential for yield growth and capital appreciation.

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.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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.



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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!

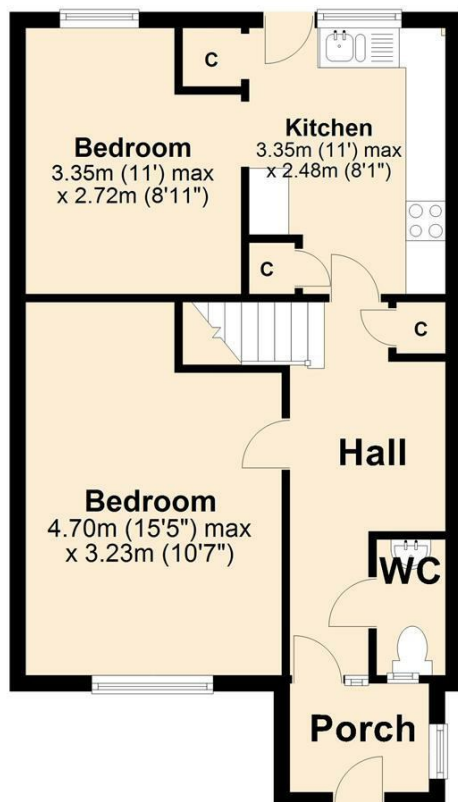
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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.



Ground Floor



First Floor

