



## Kings Road, Chelmsford

Guide Price £340,000



- Attractive Buy-to-Let Opportunity
- Five-Bedroom Licensed HMO
- Private Driveway Providing Off-Street Parking
- Investor Purchase Only
- Convenient Access to Local Shops, Amenities, and Transport Links
- Strong Investment Potential
- Consistent and Rewarding Rental Return
- Excellent transport links via the nearby A12
- Low-Maintenance Rear Garden
- Viewing advised





**GUIDE PRICE £325,000 - £375,000**  
**Investment Opportunity – 5-Bedroom HMO, Chelmsford**

Colubrid are delighted to present this well-maintained five-bedroom HMO property, ideally located in the sought-after city of Chelmsford. Positioned within easy reach of valuable local amenities, transport links, and major employers, this property represents an excellent investment opportunity for those looking to expand or strengthen their portfolio.

The property offers five well-proportioned bedrooms, a modern three-piece bathroom and additional WC, a comfortable communal lounge, fully fitted kitchen, driveway parking, and a private rear garden — all maintained to a good standard throughout.

**Investment Highlights**

**Current Gross Annual Income: £33,840**

**Potential Market Income: Approximately £36,000 per annum**

**Occupancy: Tenanted, providing immediate rental returns**

**Appeal: Low-maintenance investment in a strong rental area**

Given its attractive yield, established tenancy, and potential for increased returns, this property makes for a valuable and reliable addition to any investor's portfolio.

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.



#### 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!

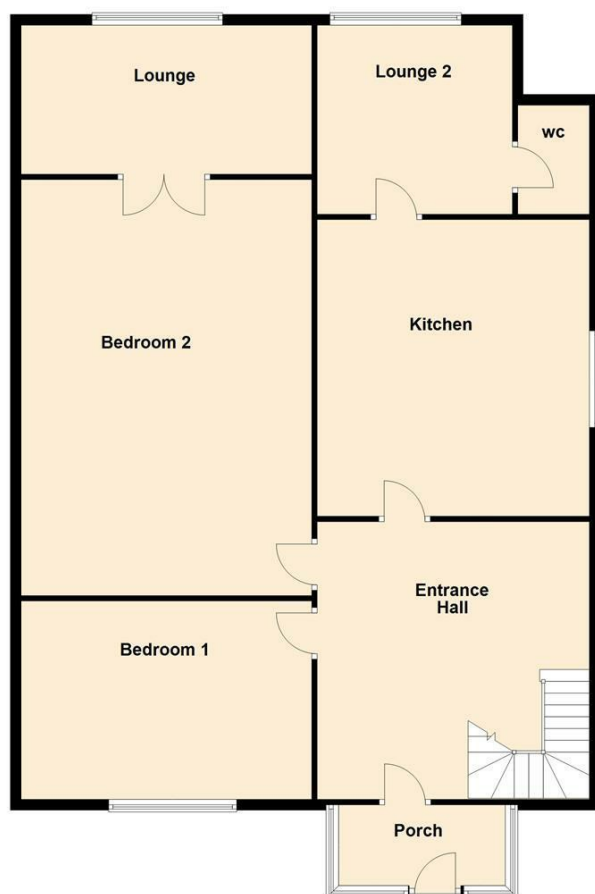
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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

