



## 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.



#### THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Chelmsford

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.

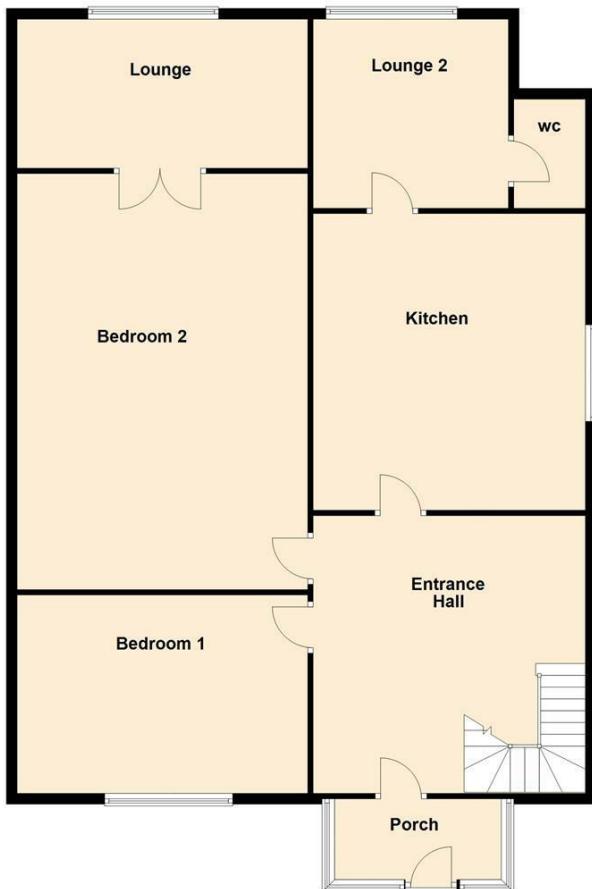
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + 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

