



Sunrise Avenue, Chelmsford CM1

Guide price £375,000



Key Features

- GUIDE PRICE £375,000 - £400,000
- 5-BEDROOM HOME
- DRIVEWAY PARKING
- PREVIOUSLY LICENSED HMO
- SUITABLE FOR A VARIETY OF BUYERS
- EN-SUITE
- EPC rating D





GUIDE PRICE £375,000 - £400,000

Description

Ground Floor

The property is entered via an entrance hallway with stairs rising to the first floor. The ground floor provides two well-proportioned double bedrooms, together with a separate cloakroom/WC.

First Floor

The first-floor landing provides access to the main bathroom, communal lounge and fitted kitchen, with stairs continuing to the second floor.

The communal lounge is positioned to the front of the property and benefits from a window providing natural light.

The fitted kitchen is situated to the rear and comprises a range of wall and base-mounted storage units with work surfaces and space for a variety of kitchen appliances. A wall-mounted gas combination boiler is also located within the kitchen.

The main bathroom has a window to the rear and comprises a bath with shower over, low-level WC and wash hand basin.

Second Floor

The second-floor landing provides access to three further bedrooms.

The principal bedroom benefits from its

own en-suite shower room, with the remaining accommodation comprising a further double bedroom and single bedroom.

Outside

To the front of the property is a driveway providing off-road parking for two vehicles.

Side access leads to the low-maintenance rear garden, which commences with a patio area and incorporates established tree and shrub borders.

Rental Income

We have been advised by the current Vendor that the following rents have previously been achieved:

Principal Bedroom with En-Suite: £750 pcm

Double Bedroom 2: £650 pcm

Double Bedroom 3: £650 pcm

Double Bedroom 4: £650 pcm

Single Bedroom: £525 pcm

Total Rental Income: £3,225 pcm / £38,700 per annum

Rental figures have been provided by the Vendor and are included for guidance only. Prospective purchasers should satisfy themselves as to achievable rental values and all applicable HMO licensing



and regulatory requirements.

Location

Conveniently positioned just off Broomfield Road, the property is ideally located for access to both Broomfield Hospital and Chelmsford city centre.

Chelmsford offers an excellent range of shopping, leisure and entertainment facilities, together with a mainline railway station providing frequent services to London Stratford and London Liverpool Street, making the location particularly attractive to professionals and commuters.

An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £76 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

Living Room 4.41m x 3.12m (14'6" x 10'2")



Kitchen 2.78m x 2.46m (9'1" x 8'1")

Bedroom 3.33m x 2.99m (10'11" x 9'10")

Bedroom 5.06m x 2.25m (16'7" x 7'5")

Bedroom 4.53m x 2.64m (14'11" x 8'8")

Bedroom 4.46m x 3.39m (14'7" x 11'1")

Bedroom 3.03m x 2m (9'11" x 6'7")

Water Closet

Bathroom 2.78m x 1.85m (9'1" x 6'1")

En-suite Shower Room 2.85m x 1.12m
(9'5" x 3'8")

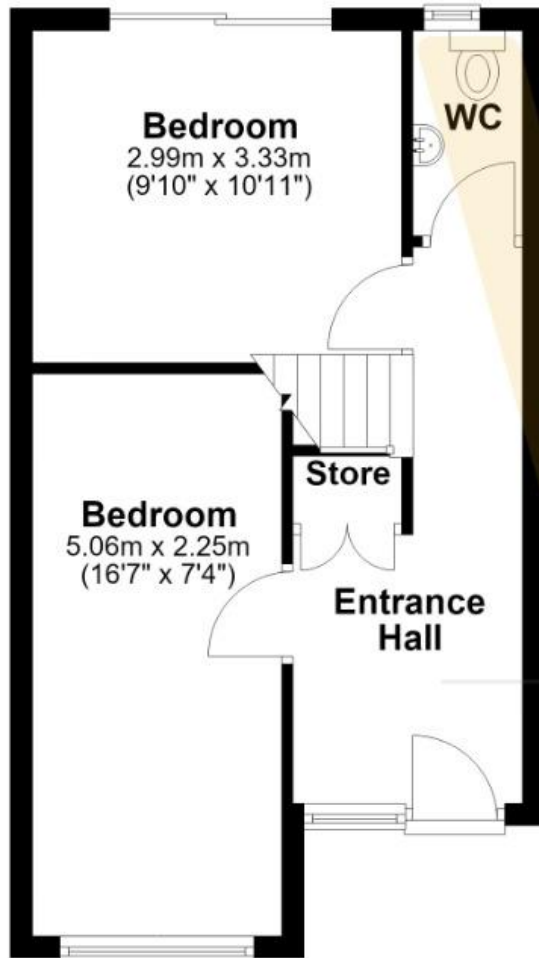
Entrance Hall

Landing



Ground Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



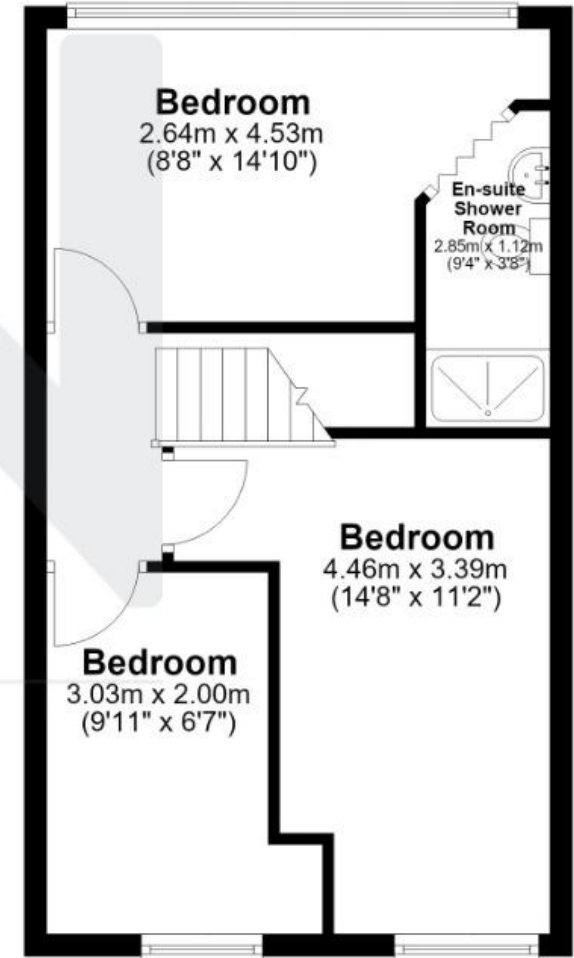
First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Second Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 106.1 sq. metres (1142.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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