



Semi-Detached: Chelmsford

**Guide Price
£500,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call
01245 231123

BUY TO LET INVESTMENT: A FREEHOLD BUILDING CONTAINING 4 RESIDENTIAL FLATS 75% LET WITH AN ANNUAL POTENTIAL INCOME OF OVER £44,000 PER ANNUM

[FOR SALE BY DEDMAN GRAY AUCTION 4th JUNE 2026 CLICK HERE TO REGISTER AS A BIDDER.](#)

DETAILS

A Freehold building in the city of Chelmsford with driveway and rear garden containing 4 residential maisonettes. 3 flats are currently let with 56b vacant. When fully let the property could produce an annual income in the order of £44,000 per annum.

ACCOMMODATION

56: 1 bedroom ground-floor flat- Total floor area- 517 square foot (48 square meters)

56A: 1 bedroom top-floor flat- Total floor area 570 square foot (53 square meters)

56B: Top-floor studio flat-Total floor area- 258 square foot (24 square meters)

56C: Top-floor studio flat Total floor area 237 square foot (22 square meters)

RENT RESERVED

56: £1,050 pcm (£12,600 per annum)

56A: £990 pcm (£11,880 per annum)

56B: £795 pcm (£9,450 per annum)(until recently vacated)

56C: £850 pcm (£10,200 per annum)

Total: £3,685 pcm (£44,220 per annum)

LEGAL

SERVICES

Prospective purchasers must satisfy themselves in regard the suitability and availability of services.

COUNCIL TAX BAND

All four flats are assessed as Council Tax Band A.

EPC

- 56 is classed as Band D.
- 56A is classed as Band E.
- 56B is classed as Band E.
- 56C is classed as Band E.

RESTRICTIVE COVENANTS & EASEMENTS

The Property is sold subject to Restrictive Covenants & Easements whether mentioned in these particulars or not.

LEGAL PACK

[Refer to the Legal Pack via Dedman Gray for further details.](#)

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy

themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

JOINT MARKETING

Dedman Gray Auctions

**Whirledge
&Nott**

Land • Property • Development

H.M. LAND REGISTRY		TITLE NUMBER EX6 16600	
ORDNANCE SURVEY PLAN REFERENCE ©	TL7106	SECTION G	Scale 1/1250
COUNTY ESSEX	DISTRICT CHELMSFORD	© Crown copyright 1977	

