colubrid®
PROPERTY MARKETING EXPERTS

Cramphorn Walk, Chelmsford

Guide Price £335,000

5 2 1 D

- Fully let five-bedroom HMO with all tenants in situ — immediate income from completion
- Strong monthly return of £2,880 PCM, offering attractive yields for Chelmsford
- Investors only!
- Downstairs WC — essential for shared living and a key tenant-pleaser
- Conservatory communal space leading to a low-maintenance garden, perfect for modern renters
- Brick-built rear shed providing practical storage and added functionality
- Five well-proportioned bedrooms, all currently income-producing
- Close proximity to Chelmsford city centre, shops, amenities and employment hubs
- Excellent transport links, including easy access to Chelmsford train station
- No onward chain, allowing for a smooth, fast and hassle-free acquisition

GUIDE PRICE - £300,000 - £350,000

5 Bedroom HMO | Fully Let | £2,880 PCM | No Onward Chain

If you're looking for a ready-made investment that hits the ground running (and keeps running), this five-bedroom HMO in the heart of Chelmsford is the kind of opportunity landlords dream about — and rarely find.

Set within a popular residential pocket of Cramphorn Walk, this well-configured property is fully let with all tenants remaining, delivering an impressive £2,880 per calendar month from day one. No voids. No chasing tenants. No awkward conversations. Just income.

Step inside and you're welcomed by a practical ground-floor hallway, immediately setting the tone for a layout that works exceptionally well as an HMO. A downstairs WC sits neatly off the hallway — a must-have for shared living and a big tick for tenant convenience.

To the left of the hallway, you'll find the first generous bedroom, ideal for tenants seeking privacy away from communal areas. The hallway then guides you through towards the kitchen, but before you reach it, the staircase rises discreetly off the kitchen area, keeping traffic flow sensible and uncluttered.

Off the kitchen sits Bedroom Two, perfectly positioned and consistently popular with tenants, while straight ahead the space opens into a bright conservatory, currently used as a communal area. This in turn leads out to a low-maintenance rear garden, complete with a brick-built shed — ideal for storage and keeping outdoor space functional rather than demanding.

Upstairs, the first-floor landing gives access to three further bedrooms, all well-proportioned and income-producing, alongside a shared bathroom that services the floor comfortably. The layout ensures minimal wasted space and maximum rental efficiency — exactly what seasoned investors want to see.

Location wise, this property doesn't miss a beat. Positioned close to Chelmsford city centre and within easy reach of Chelmsford railway station, tenants benefit from excellent transport links, amenities, shops, bars and employment hubs — which is precisely why demand here remains consistently strong.

And best of all? No onward chain. A clean, straightforward purchase that allows you to complete and start earning without delay.

Current Rental Breakdown

Bedroom 1: £540 PCM

Bedroom 2: £550 PCM

Bedroom 3: £660 PCM

Bedroom 4: £580 PCM

Bedroom 5: £550 PCM

Total Monthly Income: £2,880 PCM

Chelmsford is a vibrant and well-connected city offering an excellent balance of urban convenience and green open spaces, making it highly attractive to both residents and tenants. The city benefits from a thriving high street, two shopping centres, a wide selection of restaurants, cafés and leisure facilities, as well as respected schools and healthcare services. Chelmsford's mainline railway station provides fast and frequent services into London Liverpool Street, while road links via the A12 and A130 offer easy access across Essex and beyond. With ongoing regeneration, strong employment opportunities and consistent rental demand, Chelmsford continues to be one of the most desirable and resilient property markets in the region.

Colubrid.co.uk

THE SMALL PRINT:

Local Authority: Chelmsford
Council Tax Band: C

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!

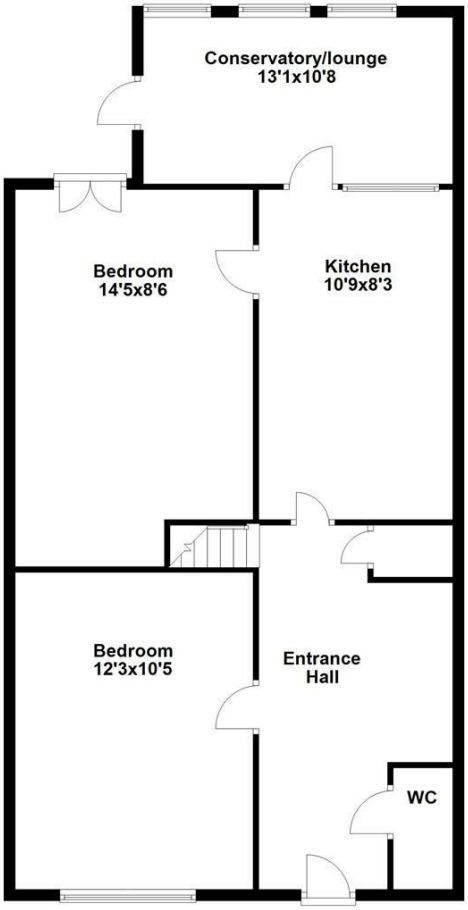
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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.

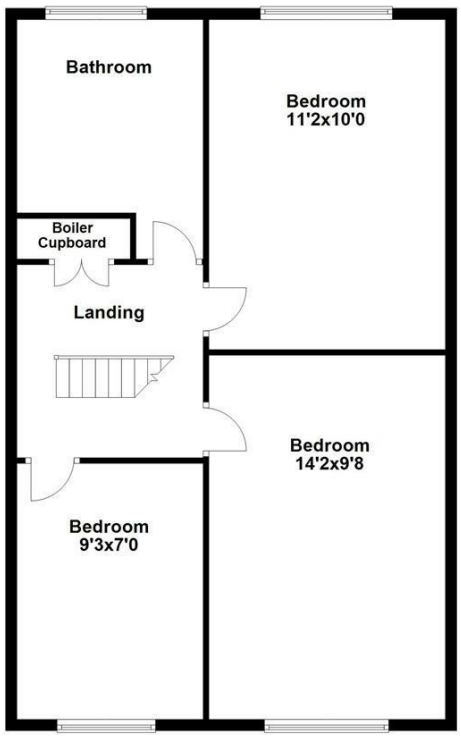
AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

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



Colubrid.co.uk

Colubrid.co.uk