



Boxted Avenue, Clacton-On-Sea CO16 7AE



welcome to

Boxted Avenue, Clacton-On-Sea

An excellent opportunity for landlords and investors to acquire this very well-presented four-bedroom end-terrace house, offered with a tenant in situ and generating an annual income of £13,800 per annum. Landlords- call us today to arrange your viewing!



The property was fully renovated prior to the commencement of the current tenancy and is presented in excellent condition throughout, making it a ready-made investment with no immediate work required.

The spacious accommodation includes four well-proportioned bedrooms and generous living space, ensuring strong appeal to tenants and long-term rental demand.

As an end-terrace home, the property benefits from a favourable position and offers versatile accommodation suitable for a range of occupiers. Having been modernised throughout, it provides an attractive blend of space, practicality and investment potential.

Whether you're looking to expand an established portfolio or acquire a straightforward, income-producing asset, this property represents an excellent turnkey investment opportunity with immediate returns from completion.

The property also benefits from a Positive Input Ventilation (PIV) system.

Entrance Hall

Cloakroom

Kitchen/Diner

13' 3" x 11' 5" (4.04m x 3.48m)

Living Room

13' 4" x 11' 10" (4.06m x 3.61m)

Sun Room

13' 5" x 11' 10" (4.09m x 3.61m)

Bedroom Four

11' 9" x 8' 1" (3.58m x 2.46m)

Landing

Bedroom One

13' 7" x 11' 10" (4.14m x 3.61m)

Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

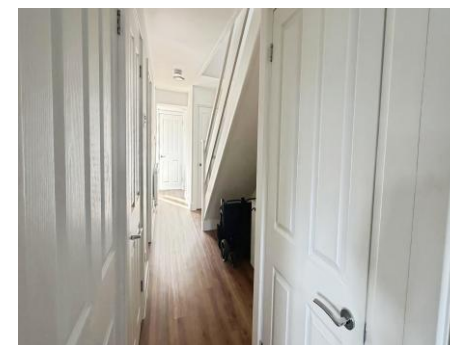
Bedroom Three

9' x 8' 10" (2.74m x 2.69m)

Bathroom

Front Garden

Rear Garden



view this property online williamhbrown.co.uk/Property/CTS311136



welcome to

Boxted Avenue, Clacton-On-Sea

- Investment opportunity
- Tenant in situ
- Annual rental income of £13,800
- Four-bedroom end-terrace house
- Fully renovated prior to current tenancy

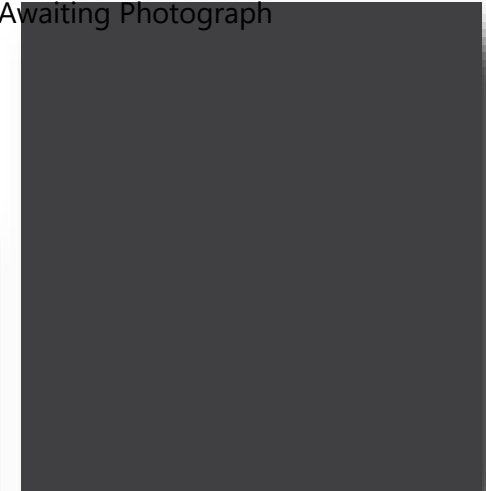
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS311136



Property Ref:
CTS311136 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01255 221212



clactononsea@williamhbrown.co.uk



64 Station Road, CLACTON-ON-SEA, Essex,
CO15 1SP



williamhbrown.co.uk