



NICKOLDS
Property Specialists



16 Larch Grove, Witham, CM8 2LW

Guide price £300,000

- 5 Bedroom HMO with Established Tenants in-situ With Excellent Yield
- Compliant & Generous Immediate Income Available, With Scope to Increase Rents
- Cosy Communal Kitchen & Reception Room With Patio Doors to The Garden for Tenants to Enjoy
- 1 Main Bathroom, 1 with full En-Suite facilities, 1 with Shower. Separate Ground Floor WC
- Excellent Rental Rooms With Plenty of Space. Each Room Has Wash Room Facilities
- South-Facing Garden With Sliding Patio Doors for Tenants to Enjoy
- Easy Walking Distance to Witham Station, Amenities & Local Shop/Newsagent and Morrisons
- Fully Equipped for Tenants with Kitchen Fridge/Freezer Washing Machine and Tumble Dryer
- Additional Tax Free income from Solar Panels - Just under £2000 paid back to the owner last year

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****Guide Price £300,000 - £310,000****

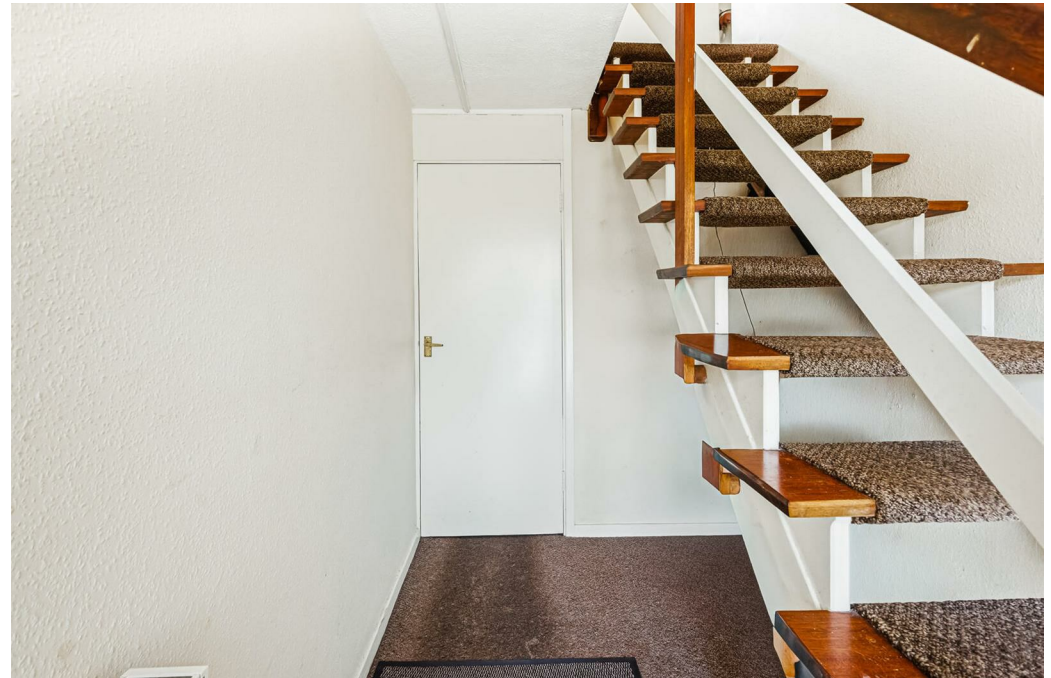
Located within the popular area of Larch Grove, Witham, this spacious five bedroom property presents an excellent House in Multiple Occupation (HMO) investment opportunity.

The property is thoughtfully arranged to maximise both comfort and practicality for multiple tenants, featuring well-proportioned bedrooms, One main bathroom, including wash room facilities to each bedroom. One with full en-suite facilities and one other room with shower facilities.

The property also offers, spacious communal living areas. A welcoming reception room provides an ideal shared space for residents, while the well-designed layout ensures a bright and functional environment throughout.



Council Tax Band: C



Lounge

14'0" x 14'0"

Kitchen

12'3" x 7'6"

Bedroom 1

10'0" x 9'2"

Bedroom 2

10'9" x 9'1"

Bedroom 3

10'0" x 9'2"

Bedroom 4

10'7" x 10'3"

Bedroom 5

15'7" x 9'7"

Bathroom

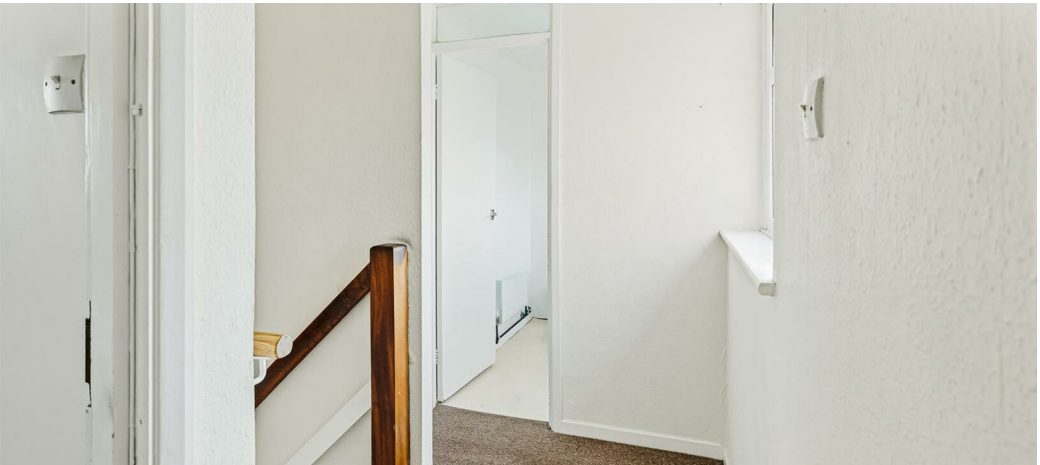
7'6" x 5'3"

En-suite

5'6" x 5'5"



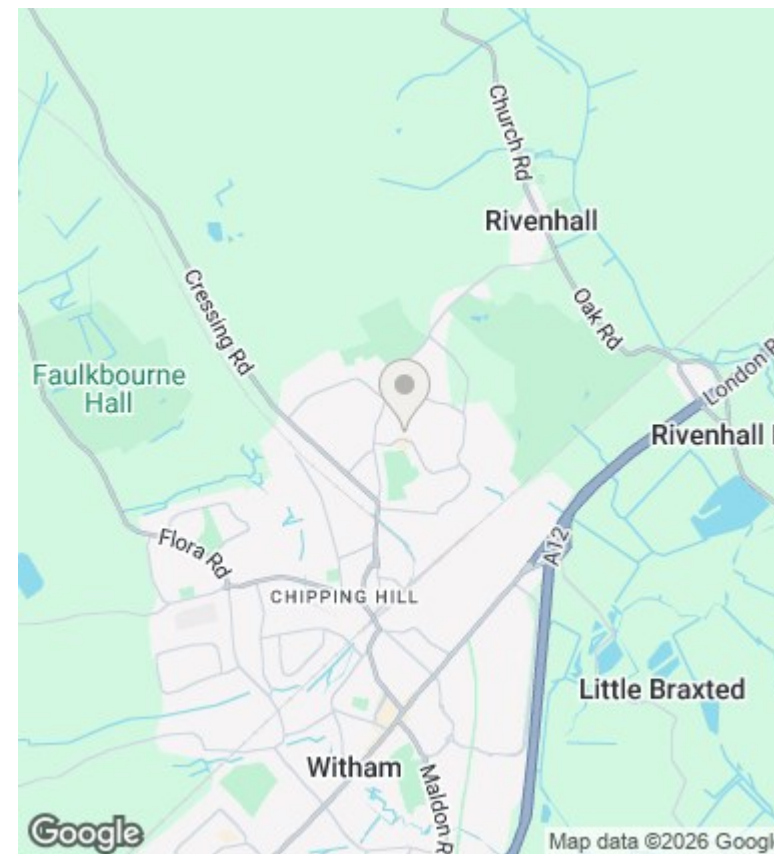
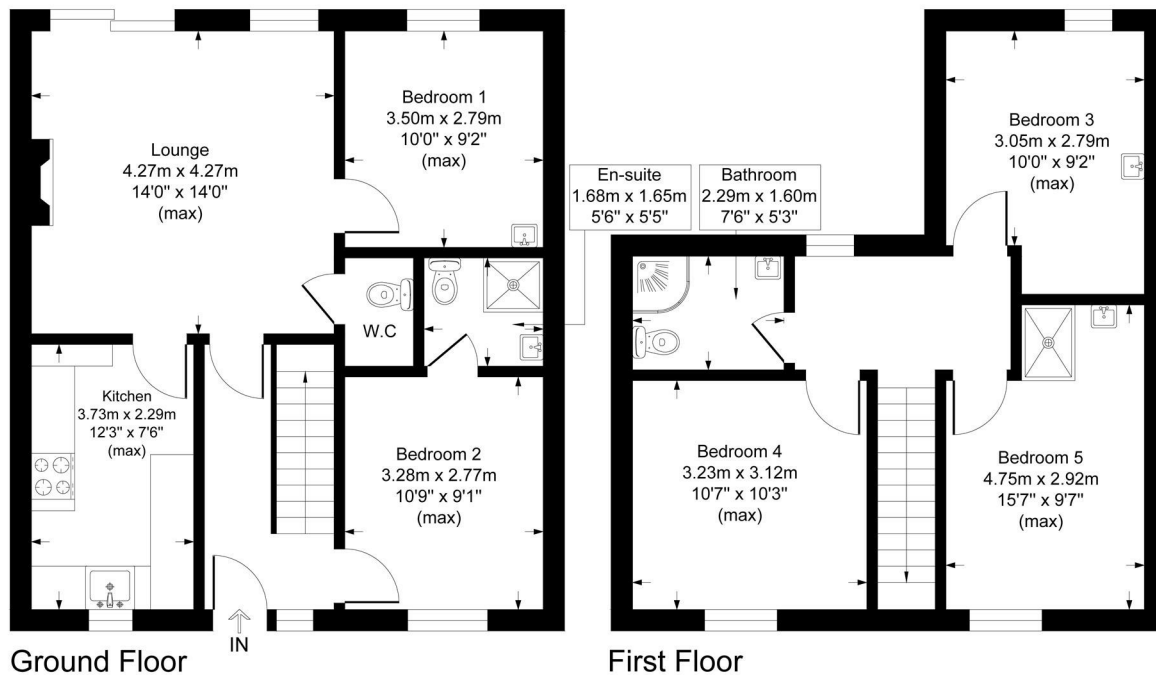






Larch Grove

Approximate Gross Internal Floor Area = 103.5 sq m / 1115 sq ft



Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		