Charles Wright
PROPERTIES

Selling Properties the Wright Way

30 New Town Road

Colchester, CO1 2EF

Guide price £725,000

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Description

An excellent opportunity to purchase a well-managed investment property that has been continuously rented for over 25 years. This is part of a superb property portfolio, that is only selling due to the partners retiring. The property is currently let, offering 12 months gross income of £85,920.00 a year, yielding 11.85%. being let to students.

The property features accommodation spread over three floors: the ground floor includes a hall, kitchen, laundry room, sitting/dining room and six study bedrooms, one with an ensuite shower room and three shower rooms and two wc's. On the first floor there are five study bedrooms, a kitchen, cloakroom and a shower room, whilst on the third floor there are three study bedrooms, a kitchen and shower room.

Location

The property is conveniently located near the city centre of Colchester, where you can find a variety of shops, restaurants, and numerous amenities. It is also close to the Town railway station, which provides a fast and frequent service to London, taking approximately 46 minutes. The University is easily accessible via the bus, taking about 22 minutes or alternatively there is the Colchester Institute on Sheepen Road also in easy reach.

Hall

Stairs to first floor.

Study Bedroom One

11 x 9'8 (3.35m x 2.95m)
Window to side

Ensuite Shower Room

low level wc, wash hand basin and shower cubicle.

Study Bedroom Two

13'5 x 6'1 (4.09m x 1.85m)
Window to front and wash hand basin.

Study Bedroom Three

12'5 x 8'1 (3.78m x 2.46m)
Window to front and wash hand basin.

Study Bedroom Four

10'8 x 10 (3.25m x 3.05m)
Window to front and wash hand basin.

Laundry Room

Kitchen

11'2 x 8 (3.40m x 2.44m)
Window to side, fitted units with sink unit and cupboards under, adjacent work tops with cupboards and drawers under.

Lounge/diner Room

18'2 x 13'9 (5.54m x 4.19m)
Windows to rear and side

Study Bedroom Five

13'11 x 8'10 (4.24m x 2.69m)
Windows to rear and side and wash basin.

Study/Bedroom Six

10'3 x 8'2 (3.12m x 2.49m)
Window to side and wash hand basin.

Shower Complex

Three shower cubicles, two wc's and wash hand basin.

First Floor Landing

Cloakroom

Window to side, low level wc and wash hand basin.

Shower Room

Low level wc, wash hand basin and shower cubicle.

Study Bedroom Seven

13'7 x 6'2 (4.14m x 1.88m)
Window to front and wash basin.

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Study Bedroom Eight
12'3 x 8'1 (3.73m x 2.46m)
Window to front and wash basin.

Study Bedroom Nine
12'11 x 12'5 (3.94m x 3.78m)
Window to front and fitted kitchenette.

Study Bedroom Ten
11'2 x 7'11 (3.40m x 2.41m)
Window to rear and wash basin.

Study Bedroom Eleven
11'4 x 11'2 (3.45m x 3.40m)
Window to rear and fitted kitchenette.

Kitchen Two
11'2 x 7' (3.40m x 2.13m)
Window to rear, fitted units incorporating a sink unit and cupboard under adjacent work surfaces with cupboards and drawers under.

Second floor landing

Kitchen Three
11'6 x 6'9 (3.51m x 2.06m)
Window to side, fitted units incorporating a sink unit and cupboard under adjacent work surfaces with cupboards and drawers under.

Study Bedroom Twelve
11'10 x 8'7 (3.61m x 2.62m)
Window to front and wash basin.

Study Bedroom Thirteen
15'5 x 7 (4.70m x 2.13m)
Window to front and wash hand basin.

Study Bedroom Fourteen
14'11 x 12'5 (4.55m x 3.78m)
Window to rear and fitted kitchenette.

Shower Room
Shower cubicle, low level wc and wash hand basin.

Outside and Gardens
There is a front lawned garden with a driveway adjacent leading up to a cart lodge garage with the potential to convert. There is a brick paved patio to immediate rear leading onto a lawned garden with mature trees and shrubs.

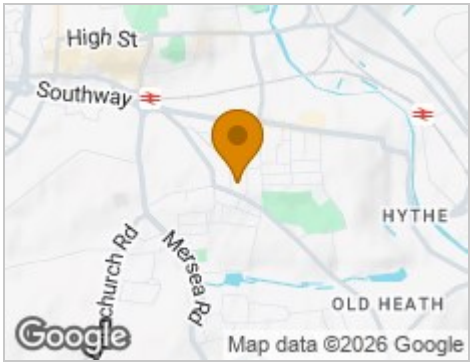
Agents Note
Services: Mains water, electricity, gas and drainage are connected to the property and gas central heating.
Tenure: Freehold
Local Authority: Colchester City Council
Council Tax: Band C
EPC: Band D

Licenced HMO
Potential to extend.
Available to purchase as a furnished tenanted property or with vacant possession.

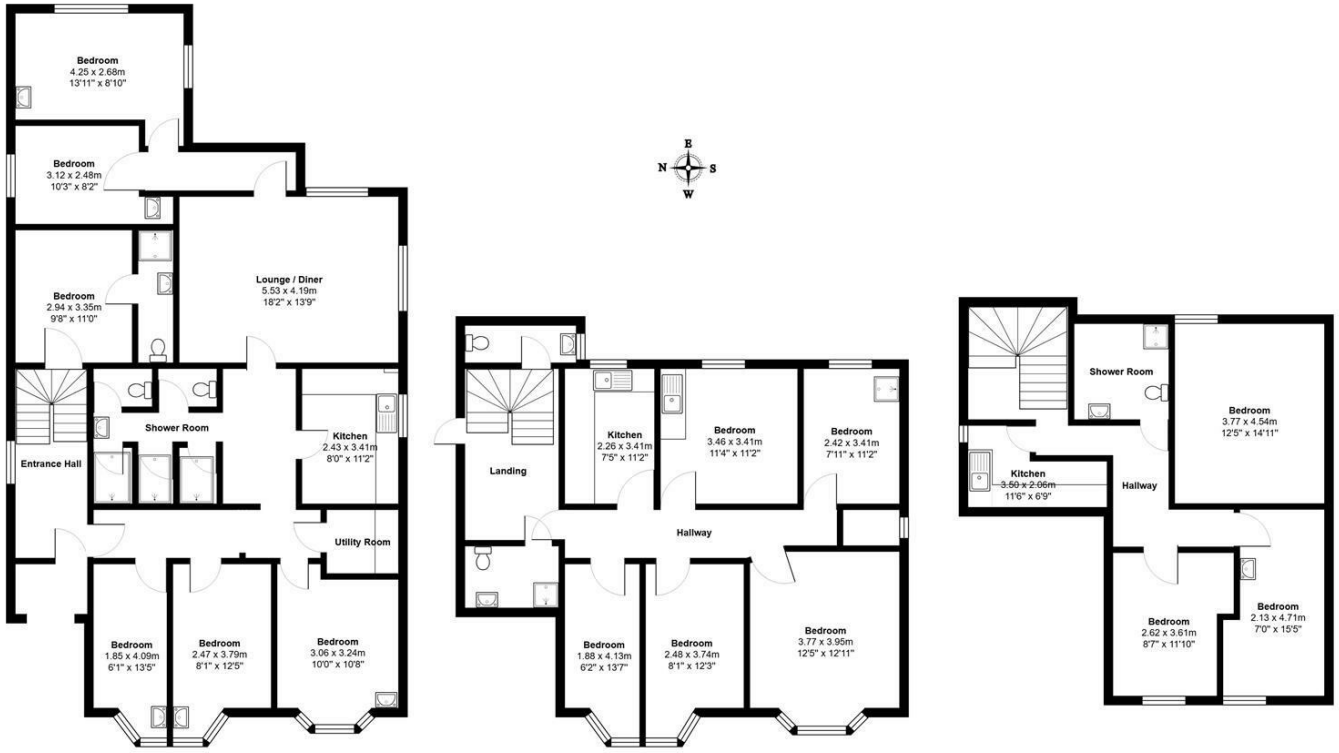
Road Map

Hybrid Map

Terrain Map



Floor Plan



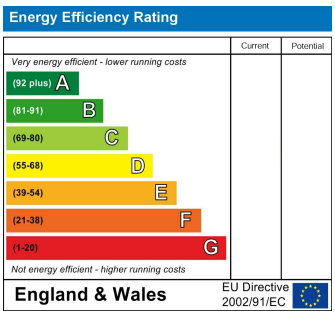
Total Area: 306.8 m² ... 3303 ft²

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk

Regulated by Property Redress Scheme

Company Number: 13289409