



**Petersfield**  
Chelmsford, CM1 4EP  
**£600,000**

Freehold  
Tax Band:  
E



Immediately ready as a 6 BEDROOM, 6 EN SUITE \*\*H.M.O INVESTMENT PROPERTY\*\* or a substantial 4/5 BED FAMILY HOME is this large and unique detached property, perfectly located in this sought-after turning within WALKING DISTANCE to the city centre, university, mainline station and Chelmsford's grammar schools! The property has been working as a VERY SUCCESSFUL HMO, but equally offers a fantastic space for large families - with upto THREE RECEPTION ROOMS, a modern kitchen, driveway parking and an UNOVERLOOKED REAR GARDEN. This home must be viewed to be appreciated... by families or HMO investors! Contact Hamilton Piers of Chelmsford.



## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to bedroom one, bedroom two, lounge, kitchen, stairs to first floor, LVT flooring.

### Kitchen:

10'10" x 10'6" (3.30m x 3.20m)

Double glazed window to rear, UPVC door to side, cupboard with airing cupboard and boiler, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, space for washing machine, fridge freezer, part tiled walls.

### Lounge:

15'8" x 7'5" (4.78m x 2.26m)

Double glazed windows to front and side, UPVC door to side, radiator.

### Dining Room OR Bedroom (1) for HMO:

11'11" x 7'2" (3.63m x 2.18m)

Double glazed window to front, door to en-suite, radiator.

### Shower Room OR En-Suite (1):

Fully tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, LVT.

### Family Room OR Bedroom (2) for HMO:

10'10" x 10' (3.30m x 3.05m)

Double glazed window to rear, door to en-suite, radiator.

### Shower Room 2 OR En Suite (2)

Fully tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, LVT.

## First Floor:

### Landing:

Doors to bedroom three, bedroom four, bedroom five, bedroom six, loft access.

### Bedroom One OR Bedroom (3) for HMO:

11' x 10'10" > 7'8" (3.35m x 3.30m > 2.34m)

### En-Suite:

Fully tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, LVT.

### Bedroom Two OR Bedroom (4) for HMO:

10'10" x 10'8" (3.30m x 3.25m)

Double glazed window to rear, door to en-suite, radiator.

### En-Suite:

Fully tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, LVT.

### Bedroom Three OR Bedroom (5) for HMO:

13' x 7'11" (3.96m x 2.41m)

Double glazed window to front, door to en-suite, radiator.

### En-Suite:

Obscure double glazed window to side, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, LVT.

### Bedroom Four OR Bedroom (6) for HMO:

9'10" x 7'10" (3.00m x 2.39m)

Double glazed window to front, door to en-suite, radiator.

### En-Suite:

Fully tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, LVT.

### Exterior:

### Rear Garden:

Paved patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn.

### Frontage & Parking:

Driveway parking, rest laid to lawn.

### Rental, HMO Information:

We have been advised by the seller that Property currently holds any necessary HMO license and conforms to any necessary legislation. It is currently achieving an income of £4530 PCM. This rent can also be reviewed, with the potential to increase. Either way, this is a turnkey investment property, ready to make an immediate income for any investor.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX  
01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510