



Loftin Way, Chelmsford

WN
PROPERTIES

Guide price £350,000- £400,000



Key Features

- HOUSE OF MULTIPLE OCCUPATION
- APPROXIMATELY 8% GROSS YIELD
- GARAGE
- DRIVEWAY PARKING
- EPC rating C
- Freehold





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Description

The property comprises a 6-bedroom semi-detached house, which is currently used and licensed as a 5 Bedroom House of Multiple Occupation. We understand that the estimated current annual income is circa £32,460.

The current room rents are as follows:

Room 1 = £600pcm

Room 2 = £600 pcm

Room 3 = £475 pcm

Room 4 = £480 pcm

Room 6 = £550 pcm

We believe that there may be an opportunity for a reversionary increase in the rent.

The ground floor consists of two letting rooms, a kitchen and dinner and a shower room. The first floor consists of four letting rooms and a shower room.

Externally, the property has a large driveway suitable for multiple vehicles. to the rear of the property is a garden and detached garage.

Location

The property is located on Loftin way in the popular Old Moulsham area, which is located approximately 2 miles from the city centre.

An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £76 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.





Dining Room 2.83m x 2.55m (9'4" x 8'5")

Kitchen 2.84m x 2.49m (9'4" x 8'2")

Bedroom 1 3.25m x 1.8m (10'8" x 5'11")

Bedroom 2 3.84m x 2.95m (12'7" x 9'8")

Bedroom 3 2.24m x 2.95m (7'4" x 9'8")

Bedroom 4 2.36m x 2.95m (7'8" x 9'8")

Bedroom 5 3.38m x 3.04m (11'1" x 10'0")

Bedroom 6 3.2m x 2.2m (10'6" x 7'2")



Shower Room 2.73m x 1.17m (9'0" x 3'10")

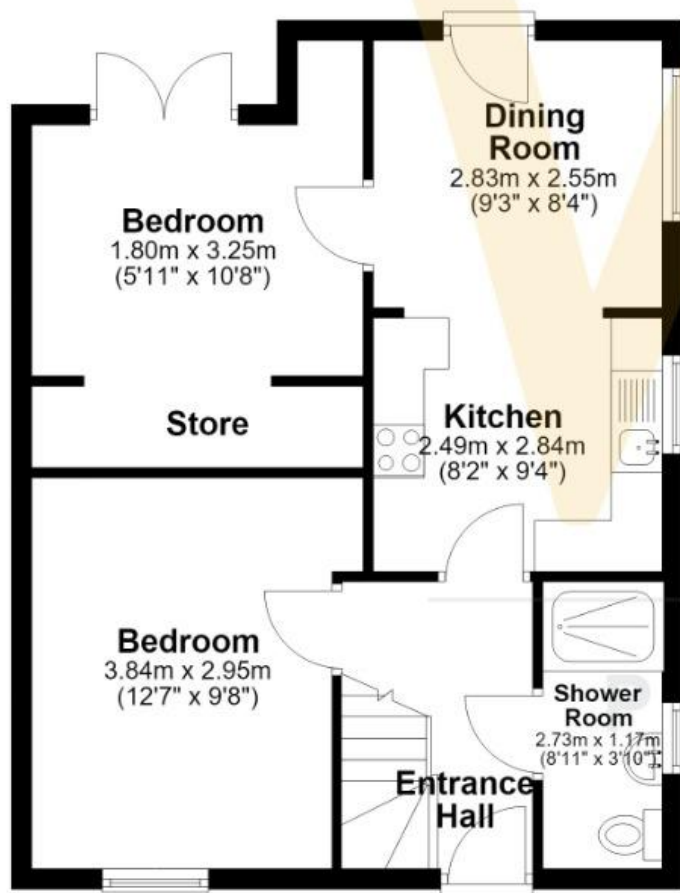
Bathroom 1.62m x 2m (5'4" x 6'7")

Garage 6m x 2.5m (19'8" x 8'2")



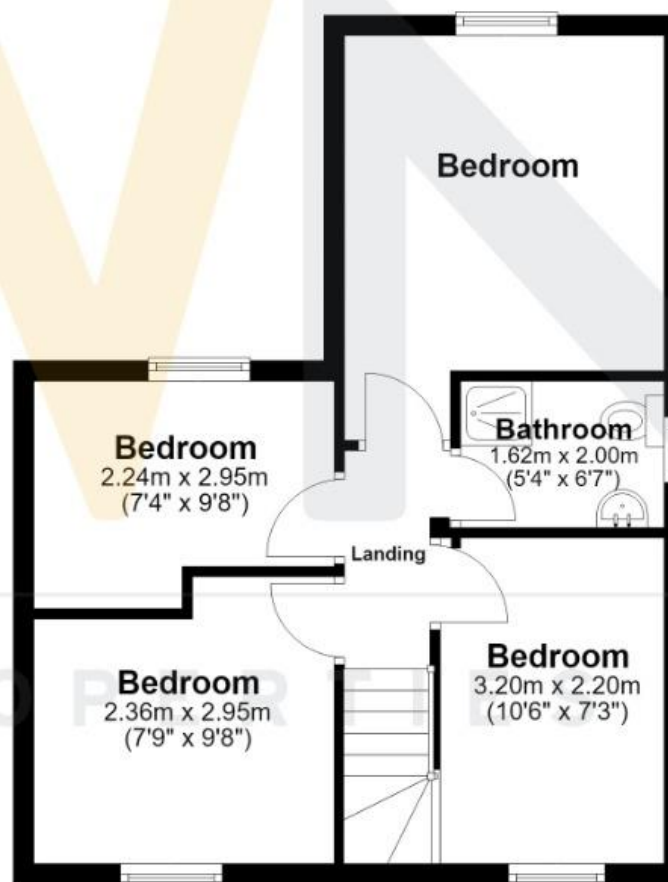
Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



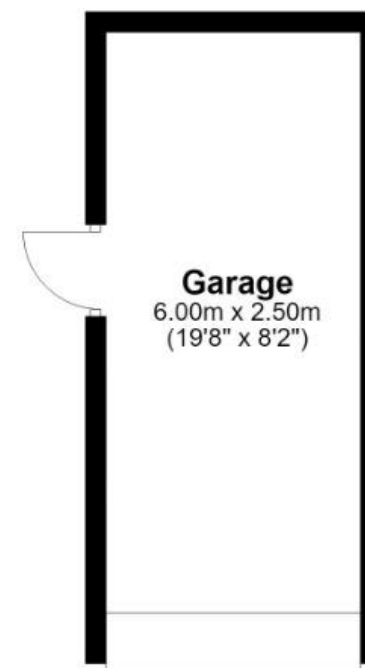
First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Outbuilding

Approx. 15.0 sq. metres (161.5 sq. feet)



Total area: approx. 101.0 sq. metres (1087.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		