



- ATTENTION INVESTORS
- Fully Licensed HMO Property
- Six Bedroom Detached House
- Rental Income Of £2650pcm
- Gross Yield Of 8%
- Highly Sought After Location
- Internal Viewings Are Highly Advised!
- No Onward Chain

**40 Lucy Lane South, Stanway,  
Colchester, Essex. CO3 0HY.**

**\*\*ATTENTION INVESTORS\*\*** A rare opportunity to acquire this six bedroom detached fully licensed HMO, located in the highly sought after Stanway district of Colchester offering excellent access to the A12, great local schooling and the town centre. With a potential rental income of £2650 per calendar month and a gross yield of 8% this unique detached home would be ideal for any investor looking to grow their portfolio. Offering six bedrooms over two floors and generous living accommodation, the ground floor consists of an entrance hall, a generous living room, fitted kitchen with integrated appliances, a conservatory/dining room, two double bedrooms and a downstairs cloakroom.





# Property Details.

## Ground Floor

### Entrance Hall

With double glazed window to side, stairs rising to first floor, doors to;

### WC

With double glazed window to front, close coupled WC, wash hand basin.

### Living Room



17' 3" x 11' 1" (5.26m x 3.38m) With double glazed window to front, radiator, understairs storage cupboard, doors to;

### Bedroom Six

12' 7" x 8' 2" (3.84m x 2.49m) With double glazed window to front, radiator.

## Kitchen



18' 7" x 7' 2" (5.66m x 2.18m) With double glazed window to rear, single door to conservatory, a range of matching eye level base units with drawers and worktops over, inset sink and drainer, space for dishwasher, washing machine and fridge/freezer, single oven with gas hob over, spotlights, radiator.

## Conservatory/Dining Room



UPVC construction with sliding doors to garden.

## Bedroom Five

18' 7" x 11' 4" (5.66m x 3.45m) With double glazed window to rear, French doors to side, radiator.

## First Floor

### Landing

With double glazed window to front, airing cupboard, doors to;

# Property Details.

## Bedroom One



18' 7" x 11' 4" (5.66m x 3.45m) With double glazed window to rear, radiator, built in wardrobe.

## Shower Room



With obscure double glazed window to front, radiator, shower cubicle, close coupled WC, wash hand basin.

## Bedroom Two



11' 4" x 10' 8" (3.45m x 3.25m) With double glazed window to front, radiator.

## Outside

### Rear Garden & Front Of The Property



Outside, there is a sizeable low maintenance rear garden with a garden shed to remain, whilst to the front there is block paved driveway providing off road parking for two cars.

## Bedroom Three

11' 8" x 8' 2" (3.56m x 2.49m) With double glazed window to front, radiator, built in wardrobe.

## Bedroom Four

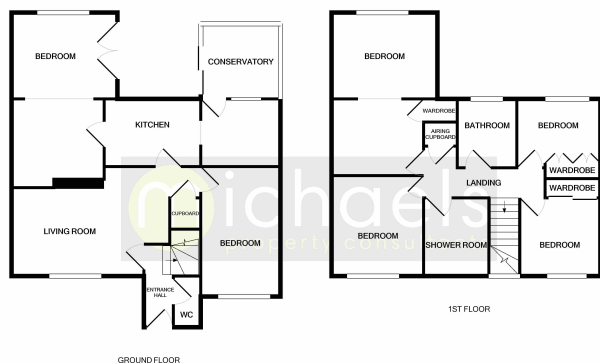
8' 8" x 8' 2" (2.64m x 2.49m) With double glazed window to rear, radiator, built in cupboards.

## Bathroom

With obscure double glazed window to rear, panelled bath with shower over, wash hand basin, close coupled WC.

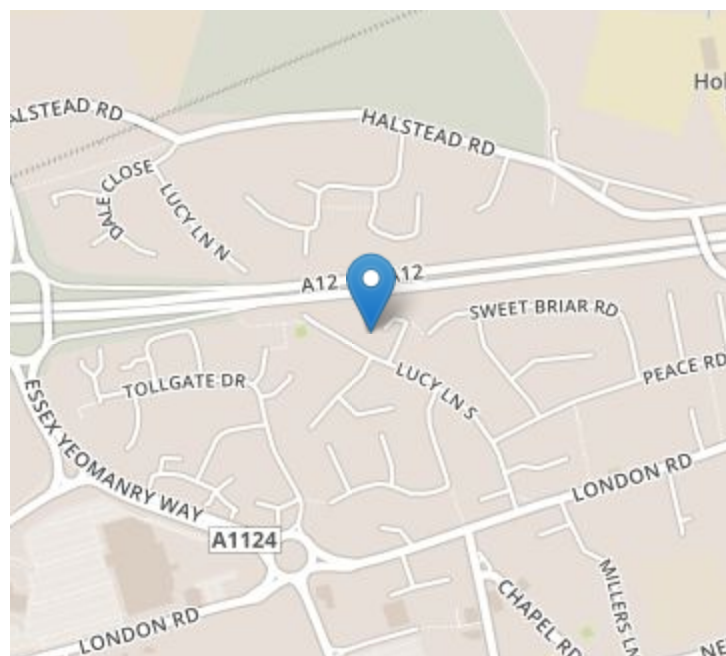
# Property Details.

## Floorplans

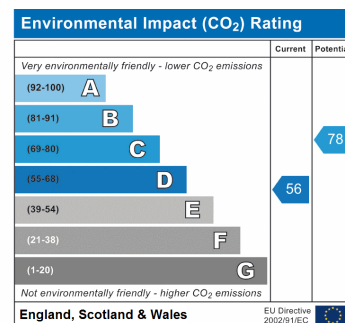
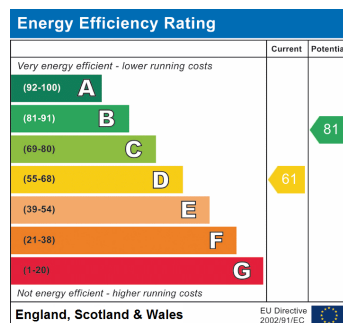


While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.