



- Extended Detached House
- Five Bedrooms
- Self Contained One Bedroom Annex
- Gross Income Of Over £32,000 A Year (Potential To Be More)
- Communal Lounge And Kitchen
- Bathroom And Shower Room
- Garden And Parking To Rear

**205 Harwich Road, Colchester, Essex.
CO4 3DF.**

We are delighted to offer for sale this extended detached house with a self contained annex, which is currently being let out as a six bedroom property and achieving a yearly gross rental income of over £32,000.

The property benefits from a generous communal lounge, a fitted kitchen, two ground floor double bedrooms, ground floor bathroom, three first floor bedrooms and a shower room. The self contained detached annex comes with a lounge/kitchen, double bedroom and bathroom. Outside the property has a private rear garden and parking is available to the rear.



Property Details.

Main House

Ground Floor

Entrance Hall

With stairs to first floor landing, doors to:

Bedroom One



14' 5" x 9' 11" (4.40m x 3.03m) With double glazed window to front, double glazed window to side, radiator. (currently let for £455pcm.)

Communal Lounge

10' 11" x 10' 2" (3.33m x 3.11m) With double glazed window to rear, radiator.

Kitchen



9' 9" x 8' 3" (2.98m x 2.51m) With double glazed window to side, a single bowl sink unit inset to worksurface with drawers and cupboards under, matching range of wall mounted cupboards, electric oven, gas hob with extractor fan over, spaces for fridge/freezer and washing machine, wall mounted boiler (not tested)

Ground Floor Bathroom



With velux window, suite comprising of panelled bath, low level wc, pedestal hand wash basin, radiator.

Lobby

With double glazed door to rear, door to:

Property Details.

Bedroom Two



11' 3" x 9' (3.44m x 2.74m) With double glazed window to side, double glazed door to rear, a single bowl sink unit with eye and base cupboards. (currently let for £445pcm)

First Floor

Landing

With doors to:

Bedroom Three



13' 5" x 11' 7" (4.10m x 3.52m) With double glazed window to front, radiator. (currently let for £430pcm.)

Bedroom Four



11' 5" x 8' 1" (3.49m x 2.47m) With double glazed window to rear, radiator. (currently let for £390pcm.)

Bedroom Five

10' 8" x 8' 5" (3.25m x 2.57m) With double glazed window to rear, radiator

Shower Room

With obscure double glazed window to side, suite comprising shower cubicle, low level wc, pedestal hand wash basin, radiator.

Annex

Annex Lounge/Kitchen

13' 1" x 13' (3.99m x 3.96m) With two double glazed window to side, two radiators, with eye and base cupboards, electric oven, gas hob with extractor fan over, spaces for fridge/freezer and washing machine, wall mounted boiler (not tested)

Annexe Bedroom

13' 2" x 8' 3" (4.01m x 2.52m) With double glazed window to rear, radiator

Annex Bathroom

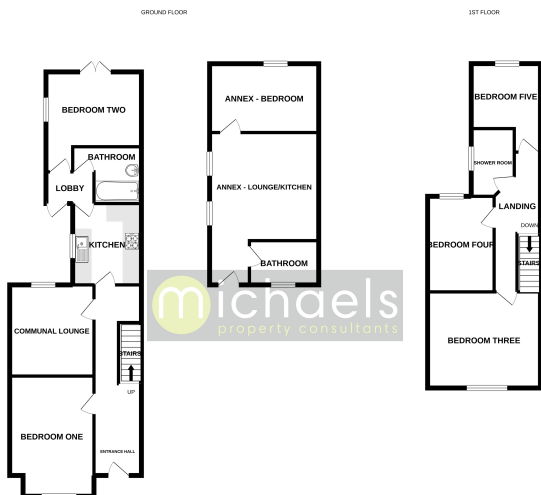
With obscure double glazed window to front, suite comprising panelled bath, low level wc, pedestal hand wash basin

Outside

There is a garden and parking to the rear.

Property Details.

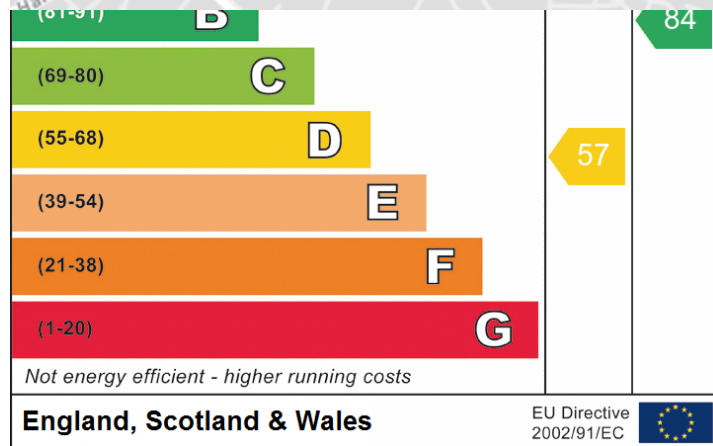
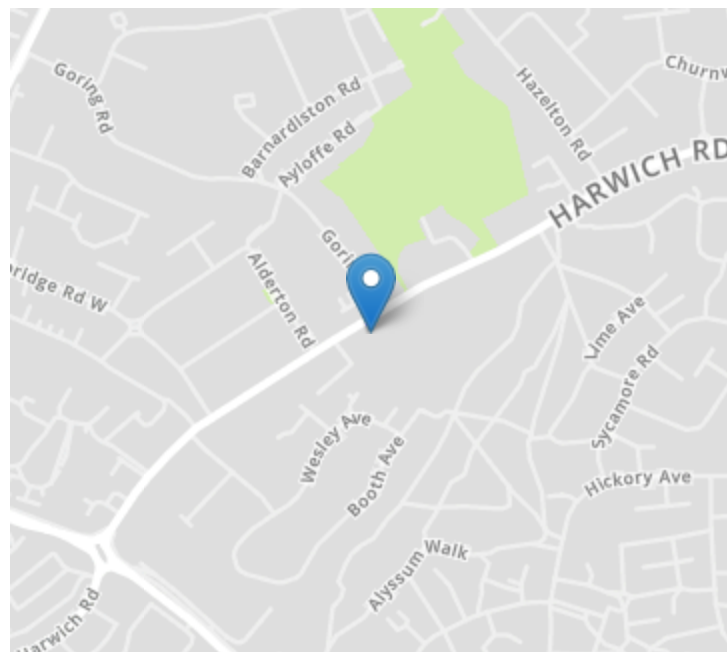
Floorplans



michaels
property consultants

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of actual properties, rooms and plots may vary from the above and are not intended to be relied upon. The purchaser is advised to check the actual measurements and to check the accuracy of the floorplans. The purchaser is advised to check the actual measurements and to check the accuracy of the floorplans. The purchaser is advised to check the actual measurements and to check the accuracy of the floorplans.

Location



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.