



- Excellent Investment Opportunity
- Student Let
- House Of Multiple Occupancy
- Five Bedrooms
- Open Plan Kitchen Living Area
- Downstairs W.C
- First Floor Bathroom
- Room Let Out £425PCM (£2,125 PCM)
- 10.2 % Yield (At Purchase Price Agreed)

24 Rosalind Close, Colchester, Essex. CO4 3JH.

An excellent investment opportunity has arisen to purchase this spacious five bedroom terraced property, situated in close proximity to the University Of Essex and array of local amenities, ranging from local shops, bus links and Colchester Hythe Station. This property has been designed to be one of multiple occupancy and therefore features five double bedrooms, across two floors and a communal kitchen/living area. All of the necessary alterations, including fire doors, smoke detectors and regulations (to our knowledge) have been approved and therefore would make the ideal stress free investment.



Property Details.

Entrance Hall

5' 9" x 25' 1" (1.75m x 7.65m) UPVC entrance door to front aspect, UPVC window to front aspect, radiator, stairs to first floor, smoke alarm, under stairs cupboard, further doors to:

Bedroom One



11' 8" x 7' 0" (3.56m x 2.13m) UPVC to front aspect, radiator, smoke alarm

Living Area/Kitchen Area



11' 7" x 20' 2" (3.53m x 6.15m) Open plan design consisting of UPVC window to rear aspect, 1/2 carpet, 1/2 wood effect laminate flooring, variety of base and eye level units with roll top working surfaces over, inset stainless steel sink, drainer with tap over, space washing machine, fridge/freezer, inset electric hob with extractor over, mosaic tiled splash back, smoke alarm, radiator, telephone point,

Downstairs Cloakroom

Radiator, wall mounted wash basin, W.C, UPVC to rear aspect

Bedroom Two



9' 11" x 12' 5" (3.02m x 3.78m) UPVC window to rear and side aspect, wood effect laminate flooring, radiator, smoke alarm

Rear Lobby

UPVC door to side aspect, radiator, cupboard

First Floor

First Floor Landing

Stairs to ground floor, loft access above, airing cupboard housing immersion tank, smoke alarm, further doors to:

Family Bathroom



UPVC to rear aspect, W.C, pedestal wash hand basin, panel bath with shower over, tiled wall behind, wood effect laminate floor

Property Details.

Bedroom Three



9' 6" x 7' 8" (2.90m x 2.34m) UPVC to front aspect, radiator, cupboard, smoke alarm

Bedroom Four



14' 5" x 9' 8" (4.39m x 2.95m) UPVC window to front aspect, radiator, cupboard, walk in dressing area with rail and light

Bedroom Five



11' 0" x 9' 8" (3.35m x 2.95m) UPVC to rear aspect, radiator, built in cupboard

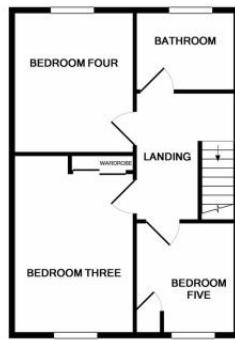
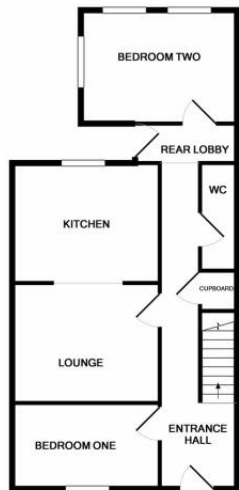
Garden & Outside



As previously mentioned, this property benefits from a private rear garden featuring a small patio area, with the remainder predominantly laid to lawn. The boundaries are formed by panel fencing and there is a gate providing access to the rear. The property fronts on to an attractive green area, home to mature shrubs, plants and trees. Parking can be found on road to the rear.

Property Details.

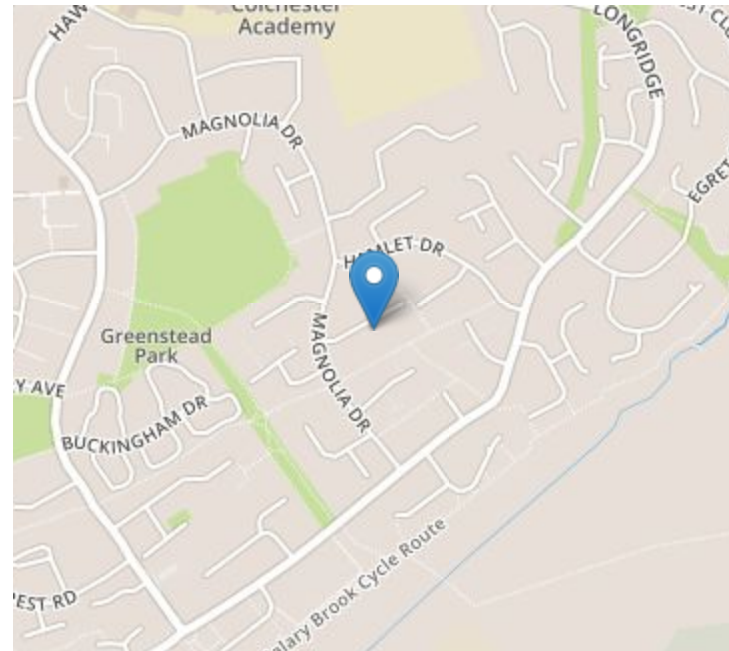
Floorplans



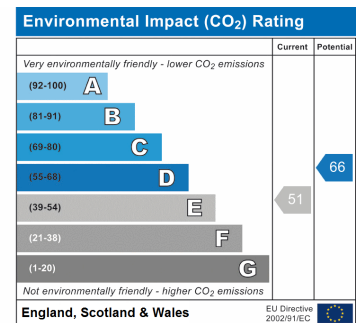
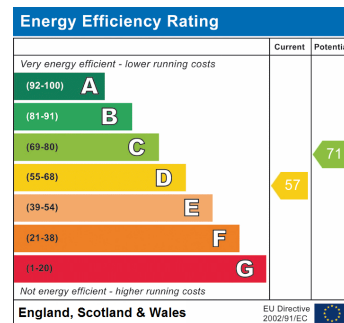
TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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.