



- Excellent Condition Throughout
- Brilliant Investment Property
- Fully Furnished and Equipped
- Income of £30,360 Per Annum
- Potential To Increase Income
- Six Bedrooms
- Gross Yield Over 8%
- Generous Gardens And Parking

20 Arnstones Close, Colchester, Essex. CO4 3AS.

**** BRILLIANT INVESTMENT OPPORTUNITY - OVER 8% GROSS YIELD****

An extremely rare opportunity to purchase this six bedroom, fully licensed HMO, centrally positioned in quiet cul-de-sac in Colchester with excellent access to the Colchester Town Centre and the Essex University. The property is offered to the market with all six bedrooms being fully furnished with all the relevant licenses and regulations in place. The property was fully refurbished and converted in 2012, has continued to be well maintained and it benefits from being offered to the market in excellent condition with tenancy agreements all in place. With a current income of £30,360 per annum with rental incomes per room ranging from £390pcm - £450pcm.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, cupboard under, doors to;

Open Plan Kitchen/Living/Diner



Lounge/Diner Area



17' 6" x 13' 3" (5.33m x 4.04m) With window to rear, door to side, radiator, open to;

Kitchen



11' 2" x 7' 8" (3.40m x 2.34m) With window to side, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built double oven, gas hob with extractor hood over, tiled splashbacks, integrated fridge/freezer.

Utility Room

7' 10" x 6' 3" (2.39m x 1.91m) With window to front, worktops and space for washing machine and tumble dryer.

Bedroom Four

14' 2" x 9' 1" (4.32m x 2.77m) With window to front, radiator.

Bedroom Five

10' 9" x 10' 5" (3.28m x 3.17m) With window to front, radiator.

Bedroom Six

12' 2" x 7' 11" (3.71m x 2.41m) With window to rear, radiator.

Property Details.

Shower Room



With window to side, close coupled WC, wash hand basin, corner shower cubicle.

First Floor

Landing

With window to side, door to;

Bedroom One

11' 7" x 11' 5" (3.53m x 3.48m) With window to front, radiator.

Bedroom Two

12' 11" x 8' 9" (3.94m x 2.67m) With window to rear, radiator.

Bedroom Three

9' 11" x 8' 9" (3.02m x 2.67m) With window to rear, radiator.

Bathroom



With window to front, heated towel rail, close coupled WC, wash hand basin, panelled bath.

Outside

Garden



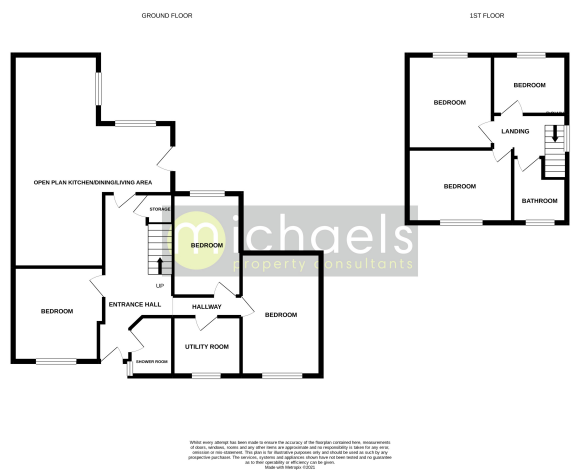
To the rear of the property there is a generous wrap around rear garden which is enclosed by panel fencing.

Driveway

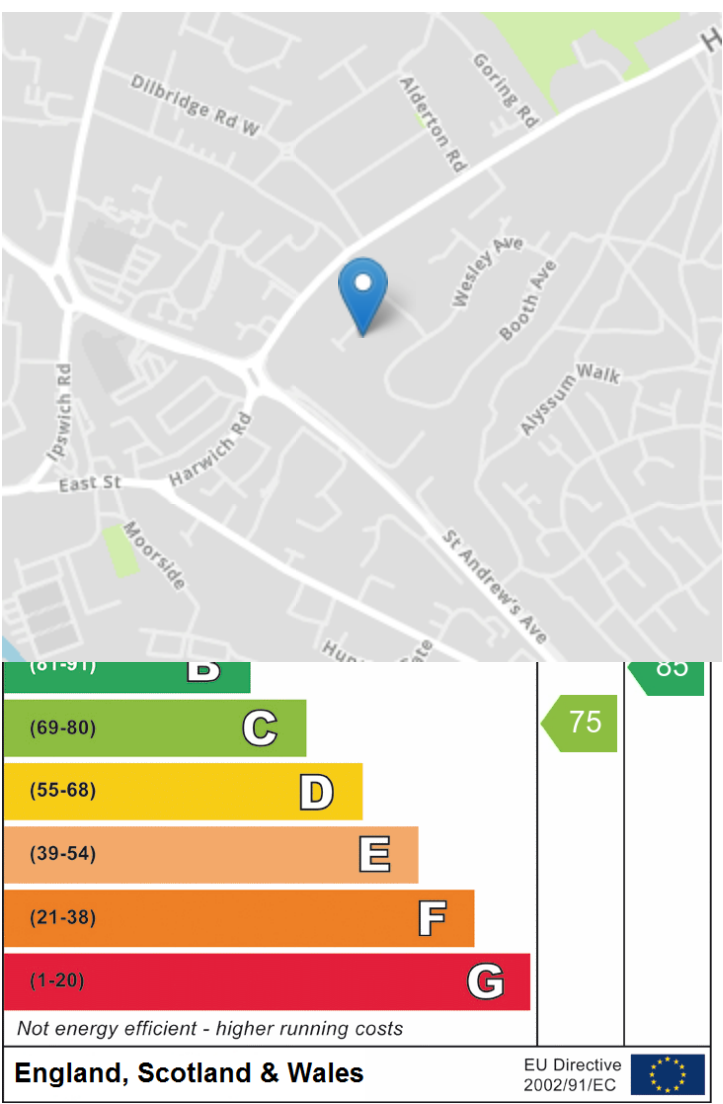
To the front of the property there is a driveway providing off road parking.

Property Details.

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.