



5 bedroom Town House located in Colchester.

Guide Price
£300,000 - £335,000


JOHN ALEXANDER
ESTATE AGENTS

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Albany Gardens Colchester Essex CO2 8HQ

FULL DESCRIPTION

OVERVIEW

*** INVESTMENT ONLY ***

** GUIDE PRICE OF £300,000 - £335,000 ***

The John Alexander investment club is proud to deliver this excellent investment opportunity, located in the popular Hythe location and achieving a rental of £1,850pcm plus a further £50pcm for the rental of the garage offering a total yield of approx. 6.1% , with five good sized bedrooms. We strongly recommend a viewing to appreciate the property on offer.

AGENTS NOTE

EPC rating - C

Council Tax band - E



5



2



0



E



EPC

TBC

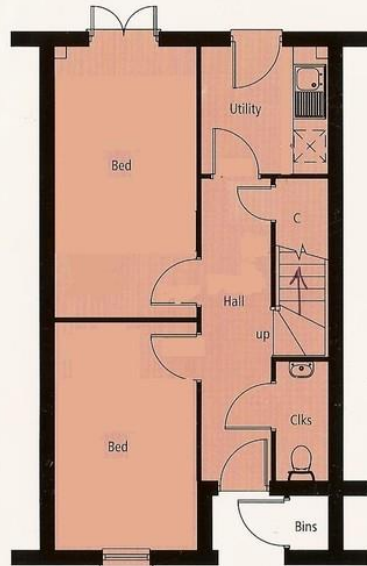




FLOORPLAN

The Copeland

3 BEDROOM TOWN HOUSES PLOTS 55, 56, 57, 60, 61, 62 & 63



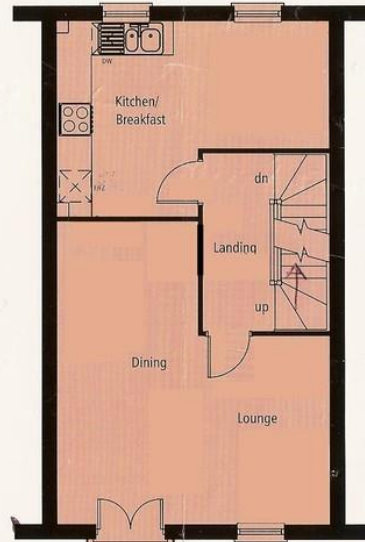
GROUND FLOOR

| | IMPERIAL | METRIC |
|-------------|--------------|-------------|
| family room | 16'3" x 8'5" | 4950 x 2560 |
| study | 13'8" x 8'5" | 4165 x 2560 |
| utility | 7'7" x 7'6" | 2315 x 2295 |
| cls | 7'1" x 3'1" | 2160 x 930 |

* = Max measurement. ** = Min measurement.

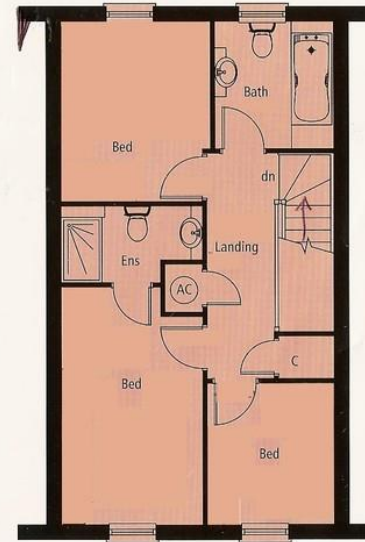
IMPORTANT NOTICE

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. 10/2004.



FIRST FLOOR

| | IMPERIAL | METRIC |
|-------------------|-----------------|---------------|
| lounge/dining | 18'3** x 16'3** | 5560* x 4950* |
| kitchen/breakfast | 16'3** x 11'8** | 4950* x 3565* |



SECOND FLOOR

| | IMPERIAL | METRIC |
|-----------|----------------|---------------|
| bedroom 1 | 14'3** x 8'5** | 4340* x 2560* |
| ensuite | 8'5** x 4'7** | 2560* x 1395* |
| bedroom 2 | 10'9" x 9'3" | 3285 x 2815 |
| bedroom 3 | 8'6" x 7'6" | 2575 x 2295 |
| bathroom | 6'9" x 7'6" | 2050 x 2295 |

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