



Abbey Field View, Colchester

A spacious six-bedroom property currently operating as an HMO, offering excellent investment potential in a well-connected area of Colchester, with scope to enhance and formalise.

Guide price £375,000

Abbey Field View

Colchester, CO2



- Substantial six-bedroom property arranged as an HMO
- Spacious communal kitchen/dining area with separate utility
- Potential for strong rental yield (subject to licensing and compliance)
- Approx. 1,330 sq ft of versatile accommodation
- Ground floor WC plus first floor bathroom and additional en-suite
- Convenient Colchester location close to amenities and transport links
- Established layout with multiple lettable rooms across two floors
- Enclosed rear garden with patio and covered storage

The Property

This substantial property has been arranged to provide six separate bedrooms across two floors, offering a flexible and income-generating layout suited to HMO use.

The ground floor comprises multiple rooms currently utilised as lettable bedrooms, alongside a communal kitchen/dining space fitted with a range of units and ample room for shared living. A separate utility area provides additional practicality, while a ground floor WC serves the lower level.

Upstairs, further bedrooms are well-proportioned, including a particularly spacious principal room benefiting from fitted storage and an en-suite shower room. Additional bathroom facilities are available to serve the remaining rooms.

The overall layout lends itself well to continued HMO use, with clearly defined living and sleeping areas, while also offering scope for reconfiguration or upgrading to meet licensing requirements.

The Outside

To the rear, the property benefits from an enclosed garden with a mix of patio and lawn, providing outdoor space for occupants. A covered storage area adds further practicality, particularly for shared living arrangements.

The front of the property is set within a modern residential development with nearby parking available.

The Area

Abbey Field View is situated in a popular residential area of Colchester, within easy reach of the city centre and its wide range of shops, restaurants and amenities.

The property is well positioned for access to local transport links, including Colchester Town and Colchester North stations, both offering direct services to London Liverpool Street. The proximity to green spaces such as Abbey Field, as well as local employment hubs and educational facilities, makes this an attractive location for tenants.

Further Information

Tenure: Freehold

Council Tax: Colchester Band C

Construction: Brick

Mains water, gas, electricity and sewerage.

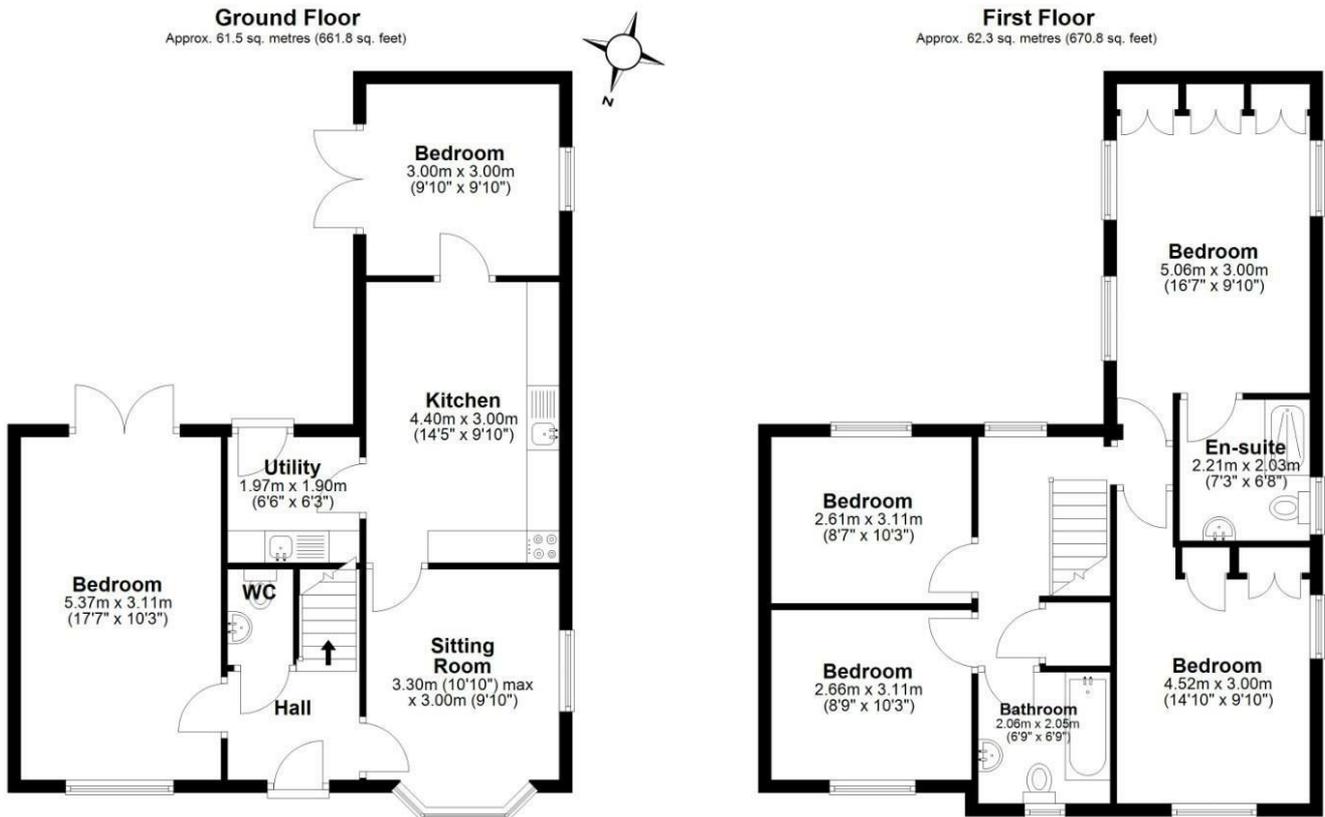
Seller position: Chain Free

The property has previously operated as an HMO. Buyers are advised to make their own enquiries regarding licensing requirements and any necessary compliance works.

Mobile Coverage



Floor Plan



Ground Floor
Approx. 61.5 sq. metres (661.8 sq. feet)

First Floor
Approx. 62.3 sq. metres (670.8 sq. feet)

Total area: approx. 123.8 sq. metres (1332.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

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