

Forest Road, Colchester

A substantial and well-maintained five-bedroom HMO set over two floors, offering excellent rental potential in a popular and convenient residential area of Colchester. With generous living space, modern facilities, off-road parking, and a detached garage, this property presents a ready-made investment with strong income prospects.

Guide price £400,000

Forest Road

Colchester, CO4



- Licensed five double bedroom HMO + Additional single/Study
- Shared sitting room/lounge area
- Walking distance to shops and transport links
- Approx. 1,393 sq. ft. of internal space
- Off-road parking and detached garage
- Chain Free
- Spacious modern kitchen and utility room
- Popular letting area near University and town centre

The Property

This large detached home has been thoughtfully adapted into a licensed House in Multiple Occupation (HMO), providing five well-proportioned bedrooms across two floors.

On the ground floor, the entrance hall leads to two bedrooms (one a single/study, the other a generous double), a cloakroom/WC, and a spacious modern kitchen with integrated appliances, ample worktop space, and direct access to a utility room. The kitchen flows through to a bright sitting room, which serves as a communal lounge area for tenants.

Upstairs, four further double bedrooms are arranged around a generous central landing, along with a shared bathroom fitted with a full-size bath, a separate shower cubicle, a basin, and a WC. All bedrooms benefit from large windows, creating light and comfortable living spaces.

The Outside

To the front, the property benefits from a large driveway with off-road parking for multiple vehicles, leading to a detached garage, ideal for storage or potential conversion (subject to permissions). A modest front garden adds kerb appeal, while the rear garden offers scope for outdoor amenity space.

The Area

Forest Road is well placed for access to the city centre, University of Essex, Colchester Town station, and key bus routes. Local amenities including shops and green spaces are all within easy reach, making this an appealing location for students or professional tenants.

Further Information

Tenure - Freehold

Council Tax - Colchester Band D

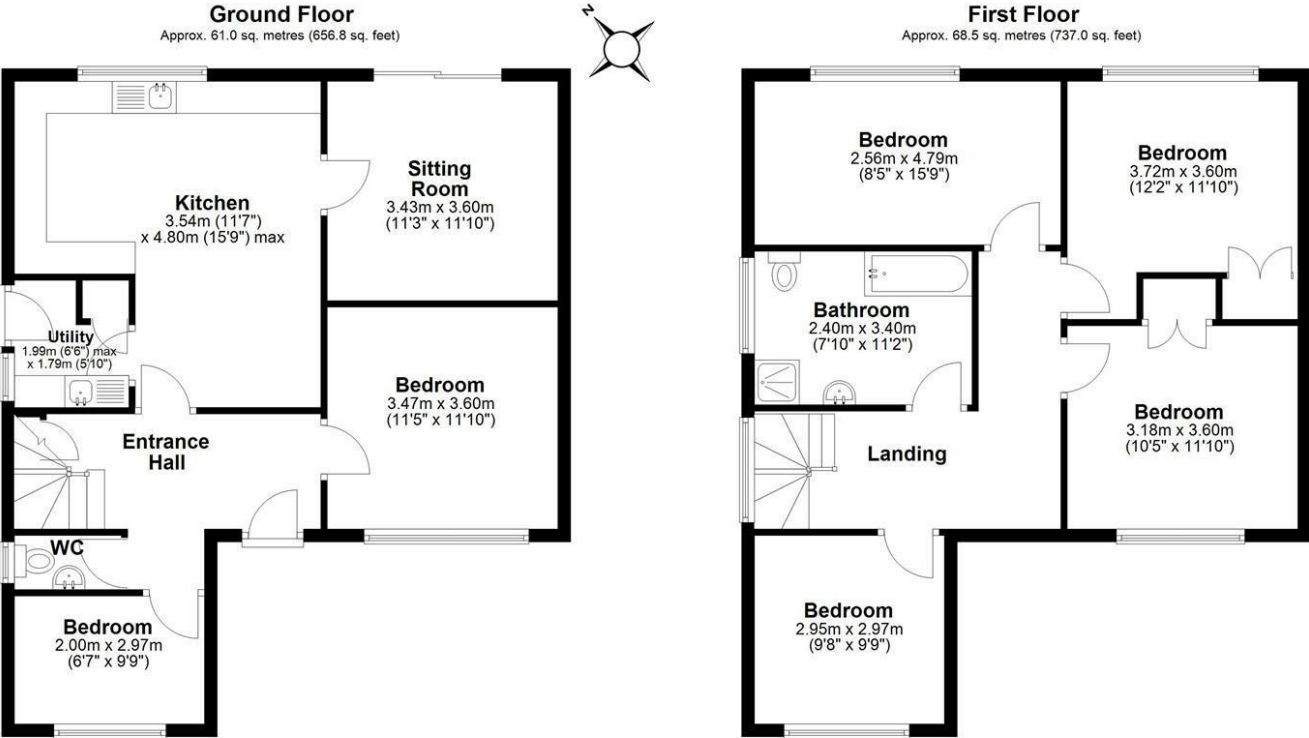
Mains: Gas, Electric, Water, Sewerage

Construction - Brick

Sellers Position - Chain Free



Floor Plan



Total area: approx. 129.5 sq. metres (1393.8 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.

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