



## Carew Close, Chafford Hundred, Grays

**£575,000** Freehold

**SOLD**

Home with a stunning Lake View

On offer we have this detached HMO Licensed Investment property

Currently Licensed as a 6 Bedroom HMO Property.

With three Ensuite Rooms and 3 Double Rooms.

Cloakroom | Double Glazing | Ensuite Bathroom | Fitted Bathroom | Fitted Kitchen | Garage | Garden | Integrated Appliances | No Onward Chain | Off-street parking |

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**Ali&Co**  
PROPERTY SERVICES

## Sold within

Home with a stunning Lake View

On offer we have this detached HMO Licensed Investment property

Currently Licensed as a 6 Bedroom HMO Property.

With three Ensuite Rooms and 3 Double Rooms. Detached Double Garage, Downstairs WC and shared Lounge and kitchen.

The property is fully occupied earning a rental income of £3429 pcm.

Council Tax Band: G (Thurrock Council)

Tenure: Freehold

### Bedroom 1

w: 4.52m x l: 3.16m x h: 2.5m (w: 14' 10" x l: 10' 4" x h: 8' 2")

Spacious Double Room with Ensuite

Fully Furnished

### Bedroom 2

w: 5.76m x l: 3.18m x h: 2.5m (w: 18' 11" x l: 10' 5" x h: 8' 2")

Spacious large bedroom with Ensuite

### Bedroom 3

w: 3.35m x l: 2.66m x h: 2.5m (w: 11' x l: 8' 9" x h: 8' 2")

Spacious Double room with Ensuite

### Bedroom 4

w: 2.57m x l: 2.53m x h: 2.5m (w: 8' 5" x l: 8' 4" x h: 8' 2")

Double room with Built in cupboard

### Bedroom 5

w: 3.25m x l: 2.57m x h: 2.5m (w: 10' 8" x l: 8' 5" x h: 8' 2")

Spacious Double room with French doors leading to the garden

### Study

w: 2.93m x l: 2.11m x h: 2.5m (w: 9' 7" x l: 6' 11" x h: 8' 2")

Room for first floor storage

### Bedroom 6

w: 6.02m x l: 3.42m x h: 2.5m (w: 19' 9" x l: 11' 3" x h: 8' 2")

Large Double loft room

### Lounge

w: 5.53m x l: 3.11m x h: 2.5m (w: 18' 2" x l: 10' 2" x h: 8' 2")

Spacious furnished lounge for all tenants to share

### Cloakroom

Downstairs Cloakroom

### Bathroom

Family size bathroom on the first floor

### Garage

Detached Double Garage

### Kitchen

w: 4.59m x l: 3.41m x h: 2.5m (w: 15' 1" x l: 11' 2" x h: 8' 2")

Farm House Kitchen with integrated appliances

### Utility

w: 2.31m x l: 1.42m x h: 2.5m (w: 7' 7" x l: 4' 8" x h: 8' 2")

Utility Room with washer/ dryer space and access to rear garden



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>84</b>	(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>74</b>		(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.