



Evelyn Street, Beeston, Nottingham, NG9 2EU
£275,000 Freehold


MARTIN&CO

Evelyn Street, Beeston

4 Bedrooms, 2 Bathroom

£275,000

- Four Bedroom Mid-Terrace Property
- Ready Made Investment
- 6.6% Yield
- Fantastic Location - Close To Beeston & University of Nottingham
- On Road Parking
- Freehold
- Council Tax Band A

*****ATTENTION INVESTORS***** Tenanted Four Bedroom Mid-Terrace property generating an income of £18,240 per annum on an exclusive basis and a 6.6% yield. The property briefly comprises of an entrance hall with a double bedroom to the ground floor, a communal living space, separate modern kitchen and shower room to the ground floor. To the first floor is a generously sized double bedroom, a further double bedroom and a second bathroom. To the second floor is a loft conversion providing a fourth double bedroom.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY Accessed via an external door with wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

BEDROOM ONE 11' 11" x 10' 9" (3.63m x 3.28m) With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

LIVING ROOM 14' 9" x 11' 11" (4.5m x 3.63m) With wood effect flooring, wall mounted radiator and ceiling light.

KITCHEN 8' 11" x 6' 7" (2.72m x 2.01m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, cooker point, dishwasher and washing machine plumbing, ceramic tiled flooring, uPVC double glazed window to the rear elevation and ceiling light.

REAR LOBBY With a ceramic tiled flooring, external uPVC door to the rear garden and ceiling light.

SHOWER ROOM Comprising of a shower enclosure with a mains fitted mixer bar shower, low flush w.c., half pedestal wash hand basin, ceramic tiled flooring, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

LANDING With a fitted carpet and ceiling light.

BEDROOM TWO 14' 9" x 12' (4.5m x 3.66m) With a fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 9' 11" x 9' 4" (3.02m x 2.84m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

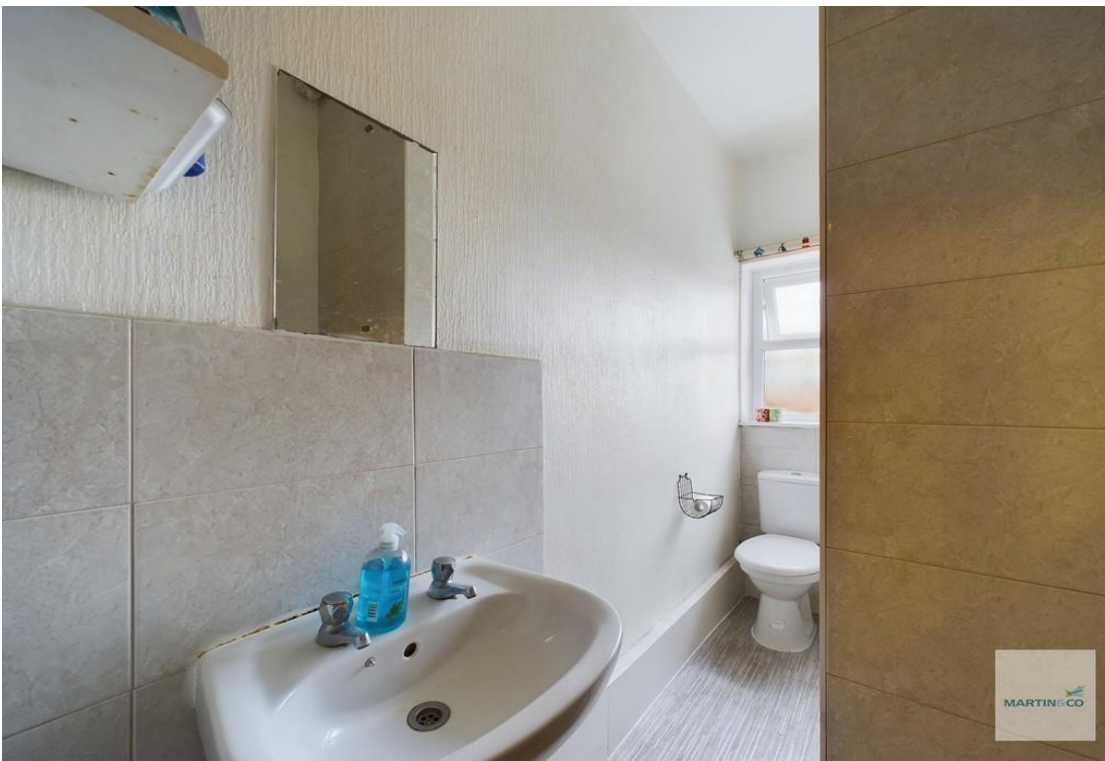
BATHROOM Comprising of a panelled bath with shower over, low flush w.c., pedestal wash hand basin, wood effect vinyl floor covering, opaque uPVC double glazed window to the rear elevation, part wall tiling and ceiling light.

BEDROOM FOUR 14' 9" x 14' 1" (4.5m x 4.29m) With a fitted carpet, Velux window, wall mounted radiator and ceiling light.

EXTERNAL With a low maintenance paved garden, brick built storage unit, walled and fenced boundary and gate access.









Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.