

# HoldenCopley

PREPARE TO BE MOVED

Berridge Road, Forest Fields, Nottinghamshire NG7 6LX

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**Guide Price £245,000**

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GUIDE PRICE: £245,000 - £260,000

CASH BUYERS ONLY....

Welcome to this exceptional investment opportunity – a spacious five-bedroom end-terraced HMO property currently for sale with tenants insitu, the property does also have the option to be purchased vacant. The ground floor boasts a welcoming entrance hall leading to a generously-sized living room, a kitchen and a convenient utility room. Additionally, a ground-floor bedroom with its own en-suite offers versatile living options. The first floor comprises two bedrooms, one with an en-suite, a three-piece bathroom suite and a separate W/C for added convenience. Ascend to the second floor to discover two more bedrooms, one of which features its own en-suite. The exterior features A courtyard-style garden which provides an outdoor space. Nestled in a highly convenient location, this property offers easy access to a range of local amenities, excellent transport links, tram stops, commuting options and the vibrant Nottingham City Centre.

MUST BE VIEWED





- End-Terraced HMO Property
- Five Bedrooms
- Spacious Living Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Separate W/C
- Three En-Suites
- Courtyard-Style Garden
- Tenants In-Situ
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, a radiator, an under-stair storage cupboard, architraving, coving to the ceiling and a single door providing access into the accommodation

### Living Room

14'0" x 12'11" (4.29m x 3.95m)

The living room has wood-effect flooring, a radiator, recessed spotlights and two windows to the front elevation

### Kitchen

9'4" x 9'0" (2.87m x 2.76m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated oven, an integrated hob, space for a fridge, tiled splashback, recessed spotlights, two windows to the side and rear elevations and a single door providing access to the rear garden

### Utility Room

4'11" x 4'5" (1.52m x 1.35m)

The utility room has a worktop, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler and a window to the side elevation

### Bedroom One

12'6" max x 10'6" (3.83m max x 3.22m)

The main bedroom has carpeted flooring, a radiator, recessed spotlights, access to the en-suite and a window to the rear elevation

### En-Suite

4'11" max x 4'10" max (1.51m max x 1.49m max)

The en-suite has a low-level flush W/C, a pedestal wash basin and a fitted shower enclosure with an electric shower fixture

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

### Bedroom Two

10'7" x 10'0" (3.24m x 3.05m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights and a window to the rear elevation

### Bedroom Three

16'10" max x 14'1" max (5.14m max x 4.30m max)

The third bedroom has carpeted flooring, two radiators, recessed spotlights, access to the en-suite and a bay window to the front elevation

### En-Suite

8'9" x 3'0" (2.67m x 0.93m)

The en-suite has a low-level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower fixture, wood-effect flooring and a window to the front elevation

### Bathroom

7'3" x 6'0" (2.22m x 1.84m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower fixture, a radiator, recessed spotlights and an obscure window to the side elevation

### W/C

This space has a low-level flush W/C and an obscure window to the rear elevation

## SECOND FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard, a radiator and a window to the rear elevation

### Bedroom Four

10'6" x 10'1" (3.22m x 3.08m)

The fourth bedroom has carpeted flooring, a pedestal wash basin with tiled splashback, a radiator, recessed spotlights and a Velux window

### Bedroom Five

13'6" x 12'1" (4.12m x 3.69m)

The fifth bedroom has carpeted flooring, a TV point, a radiator, recessed spotlights and a window to the front elevation

### En-Suite

8'9" x 3'0" (2.69m x 0.93m)

The en-suite has a low-level flush W/C, a pedestal wash basin and a fitted shower enclosure with an electric shower fixture

## OUTSIDE

### Front

To the front of the property there is access to on-street parking

### Rear

To the rear of the property is a courtyard-style garden with a range of plants and shrubs, panelled fencing and brick boundaries

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

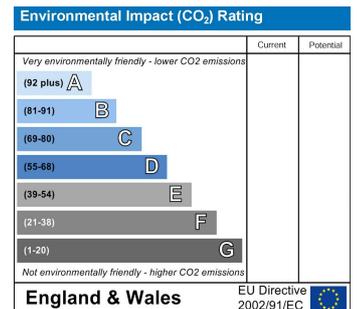
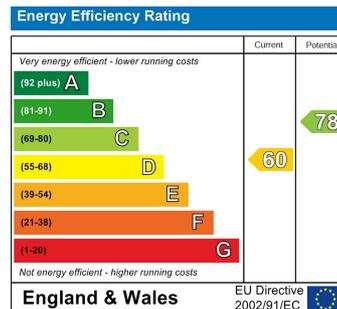
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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