

HoldenCopley

PREPARE TO BE MOVED

Lenton Boulevard, Lenton, Nottinghamshire NG7 2FQ

£450,000

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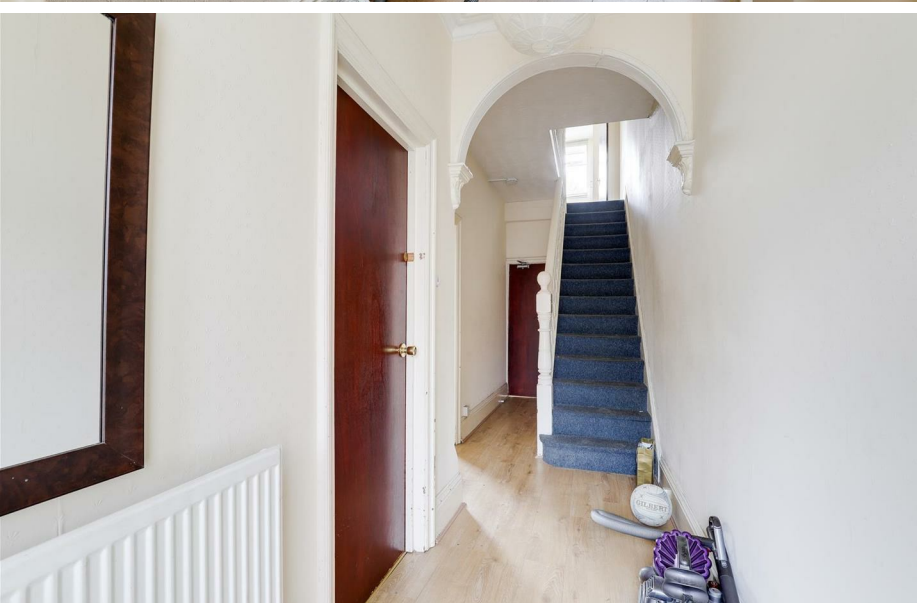


NO UPWARD CHAIN...

This prime student HMO investment opportunity presents a semi-detached house in the heart of Lenton, Nottingham's most sought-after neighbourhood. Boasting five bedrooms, this property is ideal for savvy cash buyers looking to capitalize on its lucrative potential. Situated on one of Lenton's most coveted streets, mere moments from the University of Nottingham's main campus, QMC, Nottingham Trent University, and local amenities, the location is unbeatable. Transport links in and around the city further enhance its accessibility. Upon entering, you're welcomed by a cozy living room, a well-appointed fitted kitchen, and a utility area, along with one of the five bedrooms and a three-piece bathroom suite on the ground floor. A cellar provides additional storage space, adding to the home's practicality. The first floor hosts two generously sized double bedrooms, another three-piece bathroom suite, and a separate WC. Continuing to the second floor, two more bedrooms offer ample accommodation for potential rental income. Outside, a small courtyard at the front sets a welcoming ambiance, while the rear garden provides a low-maintenance retreat with a patio area, perfect for outdoor dining or relaxation, all enclosed by a fence with a brick wall boundary.

MUST BE VIEWED





- Semi Detached House
- Five Bedrooms & Two Three-Piece Bathroom suites
- Lounge. Fitted IKEA dining kitchen & Utility Room
- Gas central heating. Double glazing
- Off street parking space. Low-Maintenance Garden to rear
- Let at £31,000 p.a. exclusive until summer 2024.
- HMO License Student Investment
- On one of Lenton's most desirable roads
- Close to all local Amenities
- Cash Buyers Only





GROUND FLOOR

Hallway

22'3" x 5'5" (6.80 x 1.66)

The hallway has wood-effect flooring, carpeted stairs, coving to the ceiling, decorative arch, and a single door providing access into the accommodation.

Bedroom Five

15'2" x 13'0" (4.63 x 3.97)

The fifth bedroom has a UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Living room

12'11" x 11'8" (3.96 x 3.58)

The living room has two UPVC double glazed windows to the rear and side elevation, a radiator, a feature fireplace, coving to the ceiling, and wood-effect flooring.

Kitchen

12'1" x 11'6" (3.70 x 3.53)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas hob, and extractor fan, space for a fridge freezer, space for a dining table, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and provides access into the utility room.

Utility Room

7'3" x 5'4" (2.21 x 1.63)

The utility room has a UPVC double glazed obscure window to the rear elevation, a worktop, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a radiator, and access into the bathroom.

Bathroom

7'2" x 5'5" (2.19 x 1.67)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, and extractor fan, a radiator, floor-to-ceiling tiling, and vinyl flooring.

BASEMENT

Cellar

44'6" x 16'4" (13.57 x 4.99)

The cellar has three sections with lighting, and ample storage.

FIRST FLOOR

Landing

16'7" x 5'7" (5.08 x 1.71)

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

Master Bedroom

17'8" x 15'7" (5.40 x 4.76)

The main bedroom has two windows to the front elevation, a radiator, a feature fireplace, coving to the ceiling, and carpeted flooring.

Bedroom Three

12'10" x 11'8" (3.92 x 3.56)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a feature fireplace, and carpeted flooring.

W/C

5'7" x 3'0" (1.71 x 0.93)

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, a wall-mounted wash basin, and vinyl flooring.

Bathroom

11'0" x 7'11" (3.36 x 2.42)

The bathroom has two UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an in-built cupboard, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Landing

8'3" x 2'6" (2.53 x 0.78)

The landing has carpeted flooring, a Velux window, eaves storage, access into the loft, and provides access to the second floor accommodation.

Bedroom Two

16'11" x 9'1" (5.17 x 2.77)

The second bedroom had a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

Bedroom Four

11'8" x 9'3" (3.58 x 2.84)

The fourth bedroom had a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and access to the rear garden.

Rear

To the rear of the property is a low-maintenance garden with a patio area, and fence with brick wall boundary.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

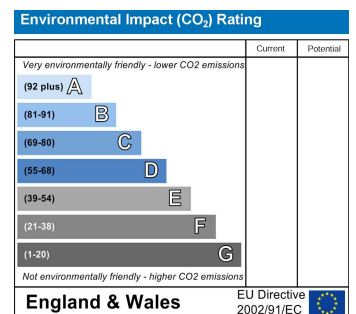
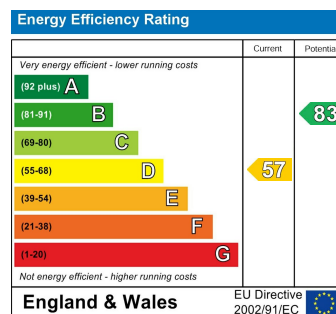
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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