

HoldenCopley

PREPARE TO BE MOVED

Cinderhill Road, Cinderhill, Nottinghamshire NG6 8SE

£250,000

GREAT INVESTMENT OPPORTUNITY...

This stand-alone detached house, expertly divided into four self-contained flats, presents a lucrative investment opportunity with a gross income of approximately £22,400 per annum and tenants already in situ. Ideal for both new and seasoned investors, the property benefits from no upward chain, ensuring a smooth acquisition process. Situated in a convenient location, the house is within easy reach of various local amenities and excellent transport links, including nearby tram stops and Bulwell Train Station. Each flat features a comfortable double bedroom, a bathroom, a fitted kitchen area, and an open-plan living space, providing functional living for tenants. Externally, the property offers off-road parking at the front and a communal garden at the rear, adding to its appeal. Viewing is strictly by appointment only.

MUST BE VIEWED



- Detached House With Self-Contained Flats
- Four One Bedrooms
- Tenants In-Situ
- Gross Rent Is £22,400 PA
- Great Investment Opportunity
- Close To Tram Stop
- Popular Location
- Viewings Strictly By Appointment Only
- No Upward Chain
- Must Be Viewed

ACCOMMODATION

FLAT ONE

Entrance

14'3" x 6'5" (max) (4.35m x 1.98m (max))

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, and a single door providing access into the accommodation.

Bedroom

16'0" x 12'7" (max) (4.89m x 3.84m (max))

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

Open Plan Living & Kitchen

17'7" x 12'7" (max) (5.37m x 3.86m (max))

The kitchen has a range of fitted base units with worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, wood-effect flooring, two radiators, an open plan living area, carpeted flooring, coving to the ceiling, and UPVC double-glazed windows to the side and rear elevation.

Shower Suite

13'1" x 6'5" (max) (4.00m x 1.98m (max))

This space has a low level flush W/C, a pedestal wash basin, a shower enclosure, a radiator, a chrome heated towel rail, partially tiled walls, and a UPVC double-glazed window to the rear elevation.

FLAT TWO

Open Plan Living

18'9" x 10'11" (max) (5.72m x 3.33m (max))

The living room has carpeted flooring, a UPVC double-glazed window to the side elevation, a TV point, a radiator, open plan to the kitchen which has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for a cooker, space for a fridge freezer, tiled splashback, wood-effect flooring, a wall-mounted boiler, and a UPVC double-glazed window.

Bedroom

12'11" x 10'3" (max) (3.94m x 3.14m (max))

The bedroom has two UPVC double-glazed windows to the side elevation, carpeted flooring, and a radiator.

Shower

5'10" x 4'9" (1.79m x 1.46m)

The shower suite has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted electric shower fixture, tiled splashback, vinyl flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

FLAT THREE

Entrance Hall

6'10" x 6'8" (max) (2.09m x 2.04m (max))

The entrance hall has carpeted flooring, a radiator, and provides access into the accommodation.

Corridor

13'10" x 3'6" (max) (4.24m x 1.09m (max))

The corridor has carpeted flooring, a picture rail, and a dado rail.

Living Room

17'1" x 14'10" (max) (5.21m x 4.54m (max))

The living room has three wood-framed square bay windows, carpeted flooring, a TV point, and a radiator.

Kitchen

9'4" x 7'8" (max) (2.85m x 2.35m (max))

The kitchen has a range of fitted base units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine / dishwasher, space for a fridge freezer, vinyl flooring, tiled splashback, a picture rail, and a wood-framed window to the side elevation.

Bathroom

9'3" x 6'10" (max) (2.82m x 2.10m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, partially tiled walls, a radiator, a wall-mounted boiler, an extractor fan, and a UPVC double-glazed window to the side elevation.

Bedroom

10'2" x 9'0" (max) (3.12m x 2.75m (max))

The bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, and a radiator.

FLAT FOUR

Open Plan Living & Kitchen

13'11" x 12'8" (max) (4.26m x 3.88m (max))

The kitchen has a range of fitted base and wall units with a rolled-edge worktop, a stainless steel sink with taps and drainer, space for various appliances including a fridge freezer, a cooker and a washing machine, tiled splashback, a wall-mounted boiler, an open plan living area, carpeted flooring, coving to the ceiling, a picture rail, a radiator, a UPVC double-glazed window to the front elevation, and a single door providing access into the accommodation.

Bedroom

14'0" x 12'7" (max) (4.29m x 3.84m (max))

The bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, recessed shelving, a radiator, and a picture rail.

Corridor

5'8" x 3'11" (max) (1.73m x 1.20m (max))

The corridor has a radiator and carpeted flooring.

Bathroom

9'5" x 6'5" (max) (2.88m x 1.96m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a bath with an electric shower fixture and a shower screen, partially tiled walls, wood-effect flooring, in-built cupboards, a radiator, a dado rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps - download / 220 Mbps - upload

Phone Signal – good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – Low risk (surface water) / very low risk (Rivers & Sea)

Non-Standard Construction – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.



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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