

HoldenCopley

PREPARE TO BE MOVED

Foxhall Road, Forest Fields, Nottinghamshire NG7 6LH

£360,000

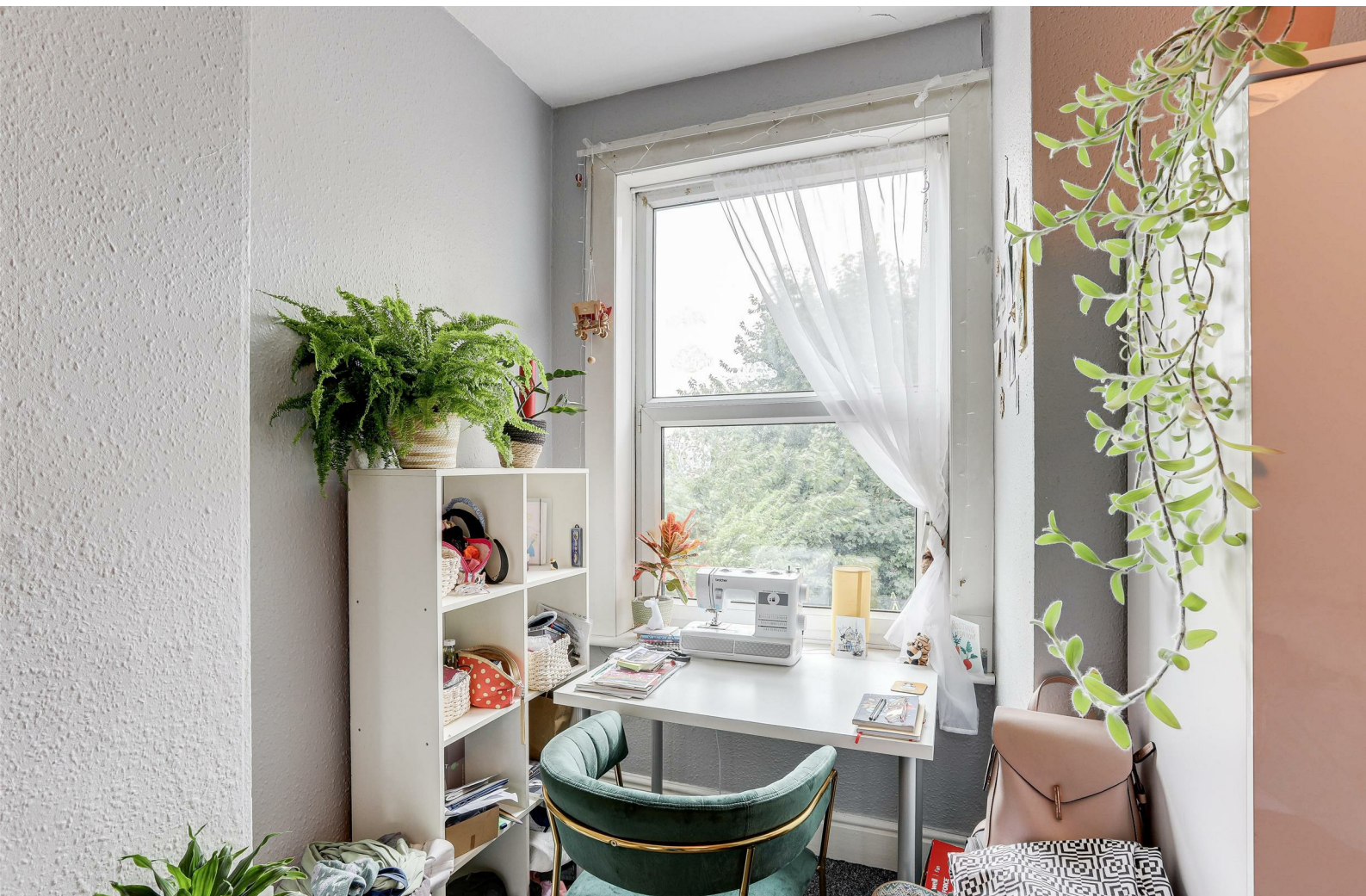
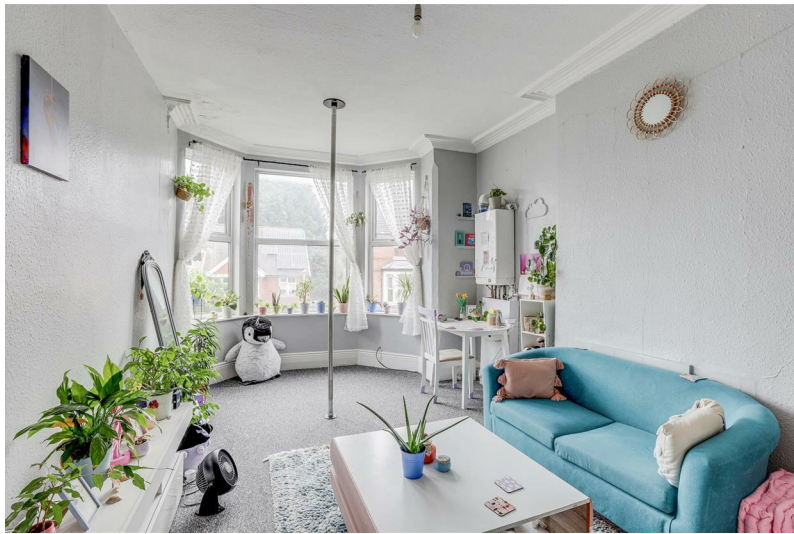
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GREAT INVESTMENT OPPORTUNITY...

This impressive semi-detached house offers a fantastic investment opportunity, featuring four fully self-contained flats, all currently tenanted and generating a strong annual gross rental yield of approximately 6.3%, with the potential to add an additional studio flat. Each flat includes a double bedroom, a shower suite, a kitchen, and a living space, providing comfortable accommodation for tenants. The property also benefits from access to a large cellar divided into multiple spaces, offering additional storage or development potential. To the rear, a private enclosed garden adds further appeal. Situated in a prime location and fully let, this property is a highly lucrative addition to any investment portfolio.

MUST BE VIEWED





- Semi-Detached House With Four Self-Contained Flats & Studio
- Four Double Bedrooms
- Large Cellar
- Fully Let
- Great Investment Opportunity
- Current Total Income Per Annum: £22,740
- Enclosed Garden
- No Upward Chain
- Convenient Location
- Close To City Centre



GROUND FLOOR

Porch

4'3" x 3'5" (1.30m x 1.06)

The porch provides access into the accommodation.

Entrance Hall

15'9" x 4'9" (max) (4.81m x 1.46m (max))

The entrance hall has carpeted flooring, coving to the ceiling, and a decorative ceiling arch.

FLAT 1

Open Plan Living

18'3" x 12'10" (max) (5.58m x 3.93m (max))

The living room has a double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, open plan to the kitchen with a range of fitted base and wall units, rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine, partially tiled walls, a wall-mounted boiler, carpeted flooring, and a radiator.

Bedroom

15'9" x 11'2" (max) (4.81m x 3.42m (max))

The bedroom has carpeted flooring, coving to the ceiling, a picture rail, a recessed display alcove, access into the shower suite, and provides access to the garden.

Shower Suite

5'7" x 4'1" (1.72m x 1.27m)

This space has a low level flush W/C, a pedestal wash basin, a wall-mounted shower, floor-to-ceiling tiles, a radiator, and a UPVC double-glazed obscure window to the side elevation.

FLAT 2

Flat Two - Entrance

14'2" x 2'10" (4.32m x 0.88m))

This passageway has Minton tiled flooring and provides access into the second flat.

Bedroom

13'5" 10'10" (max) (4.10m 3.32m (max))

This bedroom has quarry tiled flooring, a radiator, a recessed chimney breast alcove, a window to the side elevation, and access to the cellar.

Kitchen

7'10" x 7'4" (2.41m x 2.24m)

The kitchen has fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a fridge freezer, space and plumbing for a washing machine, an integrated oven with a gas hob and extractor fan, partial tiled splashback, vinyl flooring, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access outdoors.

Shower Room

13'8" x 3'2" (max) (4.19m x 0.97m (max))

This space has a low level flush W/C, a wash basin, a shower enclosure, partially tiled walls, vinyl flooring, a radiator, and a window to the side elevation.

BASEMENT LEVEL

Cellar Hall

20'6" x 4'2" (max) (6.25m x 1.28m (max))

The hallway has tiled flooring, a radiator, and provides access to the cellar.

Cellar Meter Room

4'3" x 4'2" (1.30m x 1.28m)

Cellar Room One

12'10" x 10'8" (max) (3.93m x 3.26m (max))

This space has a window, vinyl flooring, and a radiator.

Cellar Room Two

12'11" x 7'2" (3.96m x 2.20m)

The second cellar room has UPVC double-glazed windows, vinyl flooring, and a radiator.

FIRST FLOOR

Landing

20'1" x 5'9" (max) (6.14m x 1.77m (max))

The landing has carpeted flooring and provides access to the first floor accommodation.

STUDIO FLAT

Studio

15'3" x 10'11" (max) (4.65m x 3.35m (max))

This space has a UPVC double-glazed window to the rear elevation, carpeted flooring, space and plumbing for appliances, an in-built cupboard, a radiator, a wall-mounted consumer unit, and a single soft-close door providing access to the accommodation.

Shower

7'2" x 5'6" (max) (2.19m x 1.70m (max))

This space has a UPVC double-glazed obscure window to the side elevation, vinyl and wooden flooring, fully tiled walls, a radiator, and a shower enclosure.

FLAT 3

Entrance

6'2" x 4'2" (1.89m x 1.29m)

The entrance hall has vinyl flooring, a radiator, coving to the ceiling, and a soft-close door providing access into the accommodation.

Kitchen

10'3" x 6'1" (3.13m x 1.87m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, a gas hob, an integrated oven, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, tiled splashback, a radiator, coving the ceiling, and a UPVC double-glazed window to the front elevation.

Living Room

18'3" x 11'0" (max) (5.57m x 3.36m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a wall-mounted boiler, and a radiator.

Bedroom

13'11" x 11'3" (max) (4.25m x 3.43m (max))

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

Shower

5'7" x 2'8" (1.71m x 0.82m)

This space has a wall-mounted shower.

W/C

4'6" x 3'3" (1.38m x 1.00m)

This space has a low level flush W/C, a wash basin, vinyl flooring, partially tiled walls, a radiator, an in-built cupboard, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

14'0" x 5'9" (max) (4.28m x 1.77m (max))

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

FLAT 4

Entrance

4'2" x 2'9" (1.28m x 0.86m)

This entrance hall has carpeted flooring, a radiator, and a single door providing access into the accommodation.

Kitchen

13'4" x 6'4" (4.08m x 1.95m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, a gas hob with an extractor fan, an integrated oven, space and plumbing for a washing machine, space for an under-counter fridge, tiled splashback, a radiator, and a Velux window.

Living Room

14'11" x 10'9" (max) (4.56m x 3.28m (max))

The living room has UPVC double-glazed windows to the front elevation, wooden flooring, an original open fireplace, and an open storage cupboard with shelves.

Bedroom

11'3" x 9'10" (3.43m x 3.01m)

This bedroom has carpeted flooring, a radiator, and a Velux window.

Shower Suite

7'11" x 6'9" (max) (2.42m x 2.07m (max))

This suite has a low level flush W/C, a pedestal wash basin, a shower enclosure, a radiator, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

To the rear of the property is a private enclosed garden with block-paving, a lawn, and a range of mature plants and shrubs.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - **Mbps

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction –

Any Legal Restrictions –

Other Material Issues –

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.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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