

# HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Nottingham, Nottinghamshire NG5 2DP

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Offers Over £295,000 - £395,000



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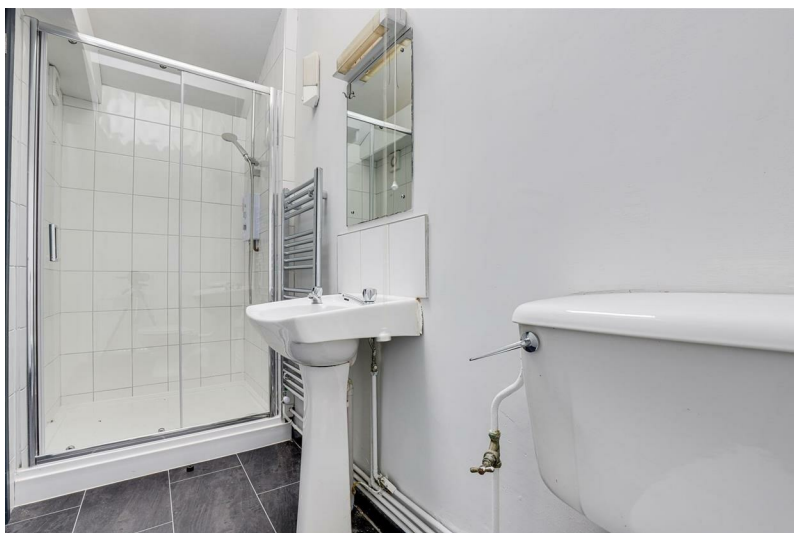




## GREAT INVESTMENT OPPORTUNITY...

This property presents a compelling investment opportunity, featuring a well-maintained Edwardian grade II listed building comprising three spacious one-bedroom flats. Whether you're a first-time investor or an experienced portfolio builder, this property offers a reliable stream of income with strong potential for capital growth. Strategically positioned just a short distance from Nottingham City Centre, the property benefits from high tenant demand, ensuring consistent occupancy and attractive rental yields. Its prime location offers excellent connectivity, with key bus and tram routes nearby, providing seamless access to the city's business hubs and universities. Beyond its accessibility, the surrounding area is rich in amenities, including supermarkets, restaurants, cafes, and essential services, making it a highly convenient and desirable place to live. The combination of a well-connected location, steady rental demand, and promising financial returns makes this property a standout addition to any investor's portfolio.

MUST BE VIEWED







- Three Self Contained Flats
- Each With A Bedsitting Room
- Communal Reception Room & Rear Garden
- Well Presented Throughout
- Great Investment Opportunity
- Excellent Transport Links
- Well-Connected Location
- Close To The City Centre
- No Upward Chain
- Grade II Listed Building











BASEMENT

Cellar One

6'7" x 13'0" (2.02m x 3.98m)

Cellar Two

14'1" x 6'7" (4.30m x 2.02m)

Communal Entrance Hall

6'0" x 10'0" (1.84m x 3.07m)

The communal entrance hall has windows to the side elevation, carpeted flooring and stairs, a wall-mounted electric heater, a built-in cupboard, coving and a single wooden door providing access into the accommodation.

Communal Living Room

12'11" x 13'10" (3.94m x 4.23m)

The communal living room has windows to the side elevation, carpeted flooring, a wall-mounted electric heater and a picture rail.

FLAT ONE

Bedsitting Room

12'10" x 11'10" (3.93m x 3.63m)

The bedsitting room has windows to the side elevation, carpeted flooring, radiators and a built-in cupboard.

Kitchen

8'5" x 8'0" (2.58m x 2.45m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, tile-effect flooring, partially tiled walls, a wall-mounted boiler and a window to the rear elevation.

Bathroom

10'8" x 3'10" (3.26m x 1.18m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, tile-effect flooring, a radiator, a chrome heated towel rail, partially tiled walls, an extractor fan, access into the loft and a velux window to the ceiling.

FLAT TWO

Entrance Hall

2'11" x 18'5" (0.89m x 5.62m)

The entrance hall has windows to the side elevation, laminate flooring, a radiator, a built-in cupboard and provides access into the second flat.

Bedsitting Room

13'10" x 12'11" (4.22m x 3.96m)

The bedsitting room has windows to the front elevation, carpeted flooring and a radiator.

Kitchen

11'10" x 8'8" (3.62m x 2.66m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space for an under the counter fridge, laminate flooring, a radiator and a window to the rear elevation.

Bathroom

8'6" x 8'1" (2.60m x 2.47m)

The bathroom has a low level flush W/C, a countertop wash basin with fitted storage, a fitted panelled bath with a mains-fed shower and a glass shower screen, tile-effect flooring, a chrome heated towel rail, a built-in cupboard housing the wall-mounted boiler, partially tiled walls, an extractor fan, access into the loft and an obscure window to the rear elevation.

FLAT THREE

Entrance Hall

4'5" x 9'3" (1.35m x 2.83m)

The entrance hall has a window to the side elevation, laminate flooring, a radiator, a built-in cupboard and provides access into the third flat.

Bedsitting Room

12'11" x 13'10" (3.96m x 4.23m)

The bedsitting room has a window to the front elevation, carpeted flooring and a radiator.

Kitchen

11'11" x 7'3" (3.65m x 2.22m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space for an under the counter fridge, tile-effect flooring, a radiator, a wall-mounted boiler, access into the loft and a window to the rear elevation.

Bathroom

8'7" x 4'3" (2.63m x 1.31m )

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with an electric shower, tile-effect flooring, a chrome heated towel rail, tiled walls and an extractor fan.

OUTSIDE

Outside to the rear is a private west facing garden with a patio, a mature tree and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – grade 2 listed building

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A for each flat  
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.

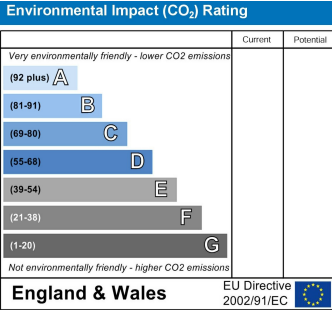
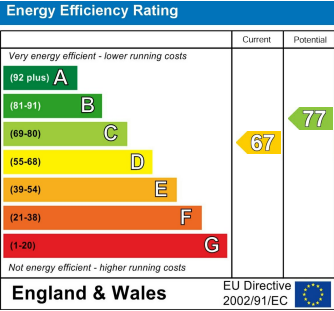
The vendor has advised the following:

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.

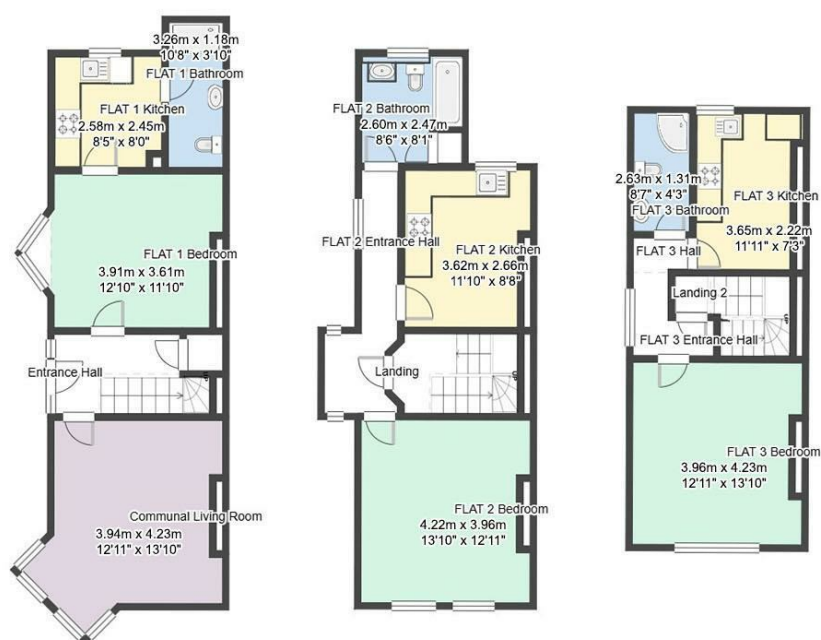
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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