

HoldenCopley

PREPARE TO BE MOVED

Martinmass Close, Lenton, Nottinghamshire NG7 2LN

Guide Price £280,000 - £300,000

Martinmass Close, Lenton, Nottinghamshire NG7 2LN



GUIDE PRICE: £280,000 - £300,000

GREAT INVESTMENT OPPORTUNITY...

This four-bedroom semi-detached house is currently operating as a fully-let HMO, making it a fantastic turnkey investment opportunity with a gross annual rental yield of approximately 11.6%. The property is situated at the bottom of a quiet cul-de-sac in a highly convenient location, close to the QMC, both Universities, Nottingham City Centre, and excellent transport and commuting links. To the ground floor is an entrance hall leading to a fitted breakfast kitchen, which is open plan to a communal living area, along with a generously sized double bedroom. The first floor offers a further three double bedrooms, serviced by a modern shower suite and an additional WC. Outside, the property benefits from a driveway providing off-street parking for two cars to the front, while to the rear is a private, south-facing garden that enjoys plenty of natural sunlight throughout the day. The garden is well-established with fruit trees, creating a pleasant outdoor space for tenants or future owners. There is also access into the single detached garage, which presents excellent potential for conversion into an annex, further enhancing its value and versatility. With scope for extending and further development, this property offers not only a strong rental return but also long-term growth potential, making it an ideal investment.

MUST BE VIEWED





- Semi-Detached House
- 4-Bed HMO
- Fully Let
- Open-Plan & Modern Kitchen / Living Area
- Three-Piece Shower Suite & Additional WC
- Great Investment Opportunity
- New Boiler
- Land To Rear With Space For An Annex
- Driveway For Two Cars & Single Garage
- Bottom Of Cul-De-Sac





GROUND FLOOR

Entrance Hall

13*8" x 6*0" (4.19m x 1.85m)

The entrance hall has wood-effect flooring, carpeted stairs, an in-built under stair cupboard, a further in-built cupboard, a radiator, and a single UPVC door providing access into the accommodation.

Kitchen

9*4" x 10*2" (2.87m x 3.12m)

The kitchen has a range of fitted base and wall units with a wrap-around worktop and breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, partially tiled walls, wood-effect flooring, a UPVC double-glazed window to the rear elevation, and opn access into the living room.

Living Room

9*5" x 13*1" (2.89m x 4.00m)

The living room has wood-effect flooring, a vertical radiator, and a sliding patio door to access the garden.

Bedroom Four

10*11" x 12*4" (3.34m x 3.78m)

The fourth bedroom has a full height UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

FIRST FLOOR

Landing

10*4" x 6*1" (3.15m x 1.86m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12*6" x 10*4" (3.82m x 3.17m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Two

11*7" x 6*8" (3.54m x 2.04m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and an in-built wardrobe.

Bedroom Three

11*8" max x 7*8" (3.56m max x 2.35m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built cupboard.

Shower Room

5*4" x 5*3" (1.63m x 1.62m)

The shower room has a low level dual flush WC, a vanity unit wash basin, a wall-mounted mirror, a corner fitted shower enclosure with a wall-mounted electric shower fixture, waterproof splashback panelled walls, wood-effect flooring, an electrical shaving point, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

WC

5*6" x 2*11" (1.69m x 0.90m)

This space has a low level dual flush WC, a wash basin with fitted storage underneath, partially tiled walls, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is off-road parking for two cars with access into a single detached garage towards the rear.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of mature trees, fence panelled boundaries, and access into the single detached garage - offering plenty of potential to be converted into an annexe.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - high risk for rivers & sea / low risk for surface water
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

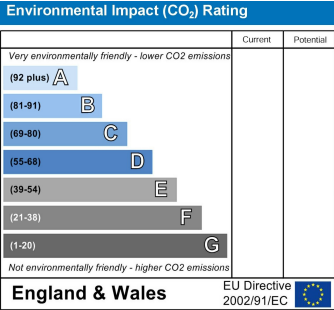
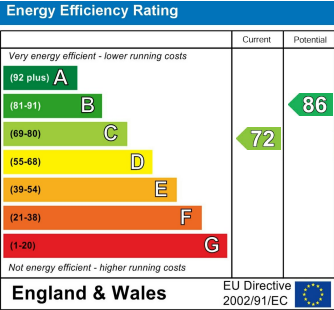
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

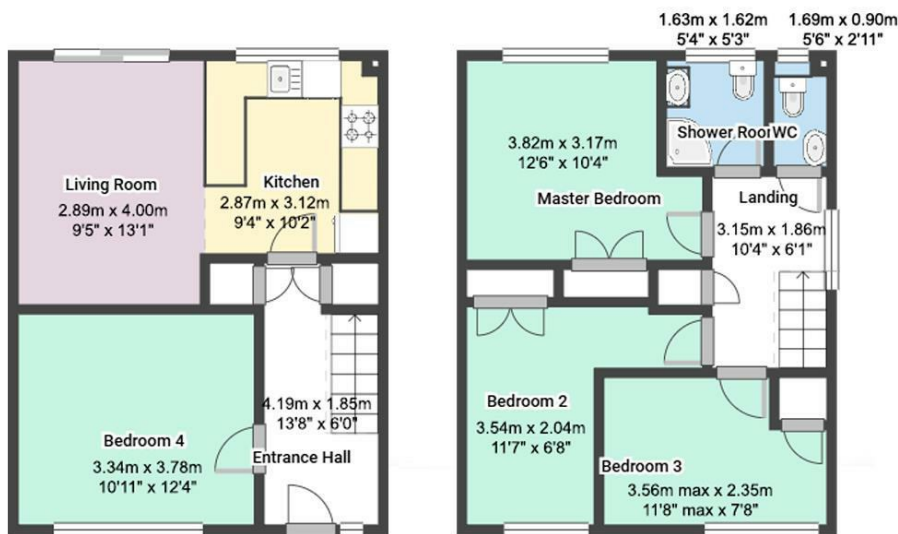
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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 licence 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.



Martinmass Close, Lenton, Nottinghamshire NG7 2LN



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: 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.