



Betts Avenue
Hucknall Nottingham



Betts Avenue Hucknall Nottingham NG15 6UP

for sale offers over
£100,000



Property Description

A great opportunity to purchase a well maintained and beautifully presented coach house with tenant in situ. With a yield of approx. 7% and tenancy agreement in place this is a great investment opportunity.

The property offers shared secure entry, entrance hallway, open plan lounge/kitchen diner, bedroom and bathroom. The property also has allocated parking. Being located in a quiet residential area, this property is a great additional to any portfolio.

Entrance Lobby

Entered into via a secure intercom with stairs leading to the coach house.

Entrance Hallway

Entered into via a wooden door with a central heating radiator, loft hatch and built-in storage/cloaks cupboard.

Open Plan Lounge Kitchen Diner

16' 7" x 14' 10" (5.05m x 4.52m)

Kitchen Area

Fitted with a range of wall, base and draw units with inset one and half bowl stainless steel sink and drainer, tiled splashbacks, integrated fridge freezer, integrated electric oven with electric hob, integrated dishwasher and integrated washing washer dryer. There is a wall mounted central heating boiler, central heating radiator, tiled flooring and being open to the lounge area.

Lounge Area

Having two UPVC windows to the front elevation, coving to ceiling and a central heating radiator.

Bedroom One

.10' x 10' (3.05m x 3.05m)

Having recess spotlights, central heating radiator and a UPVC window to the rear elevation.

Bathroom

Having a three piece suite comprising of a panelled bath, pedestal wash hand basin and low level W/C. There is a heated towel rail, tiled splashbacks, tiled flooring, extractor fan, recess spotlights and a UPVC obscure window to the rear elevation.

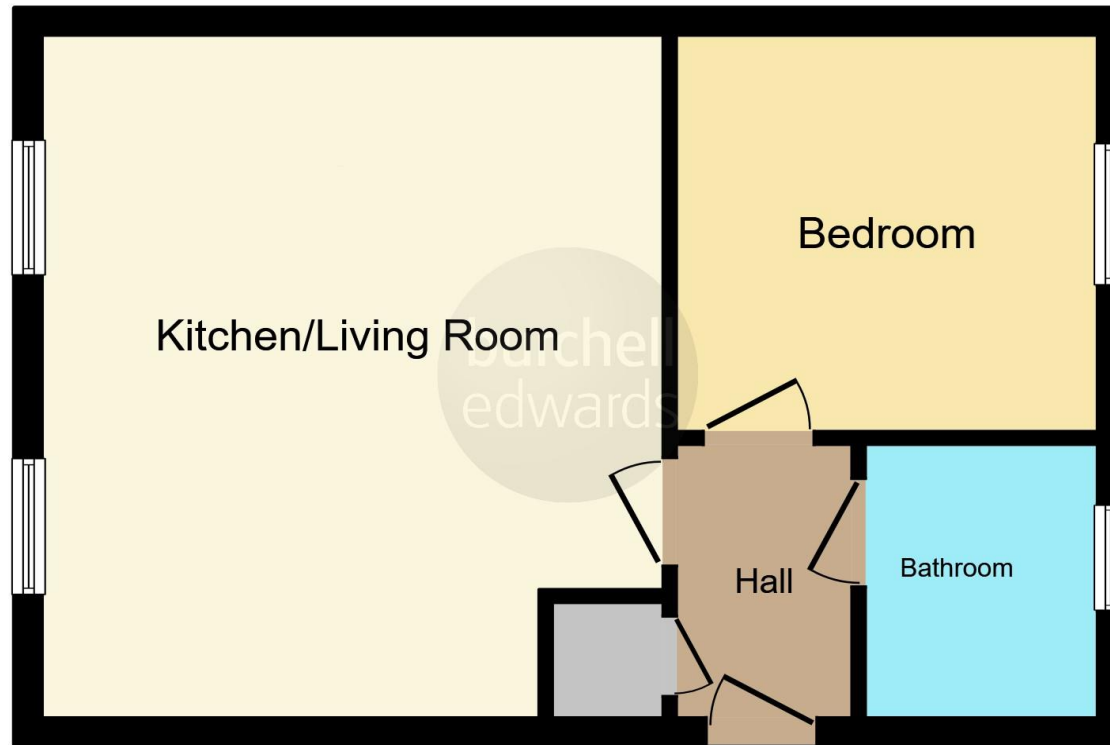
Outside

The property has an allocated parking space to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: C Council Tax
 Band: A

Service Charge:
 2100.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/HUK104428

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Apr 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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