



**Osborne Street, Nottingham, NG7 5LY**  
£175,000 Freehold

  
**MARTIN & CO**

# Osborne Street, Nottingham

4 Bedrooms, 1 Bathroom

£175,000

- Four Bedroom Mid-Terrace Property
- No Onward Chain
- Deceptively Spacious
- Previously Held HMO Licence
- Popular Location
- Close To City Centre
- Freehold

Situated in this popular residential location in close proximity to the City Centre stands this deceptively spacious four bedroom mid-terrace property. Being offered to the market with no onward chain the property lends itself to a perfect family home or investment opportunity with a HMO licence being granted previously. The accommodation comprises of two reception rooms, a fitted kitchen, two bedrooms and a bathroom to the first floor and two further double bedrooms



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

to the second floor. On road permit parking is available.

**RECEPTION ROOM 11' 11" x 11' 6" (3.63m x 3.51m)**  
With wood effect laminate flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**HALL** With wood effect laminator flooring and access to the cellar.

**RECEPTION ROOM 11' 9" x 11' 9" (3.58m x 3.58m)**  
With wood effect laminate flooring, fireplace surround, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**KITCHEN 14' 5" x 6' 4" (4.39m x 1.93m)** With a range of high and low level units with rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, cooker point, washing machine plumbing, vinyl floor covering, wall mounted radiator, uPVC double glazed windows to the side and rear

elevations, external door to the rear garden and ceiling light.

**FIRST FLOOR LANDING** With wood effect laminate flooring, ceiling light and stairs rising to the second floor.

**BEDROOM ONE 11' 10" x 11' 5" (3.61m x 3.48m)** With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

**BEDROOM TWO 9' 5" x 6' 9" (2.87m x 2.06m)** With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

**BATHROOM** With a bath with chrome mixer taps and electric shower over, low flush w.c., pedestal wash hand basin, part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

**SECOND FLOOR LANDING** With wood effect laminate flooring, loft hatch and ceiling light.

**BEDROOM THREE 12' x 11' 10" (3.66m x 3.61m)** With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

**BEDROOM FOUR 11' 11" x 11' 4" (3.63m x 3.45m)**  
With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

**EXTERNAL** The property has a rear yard which is low maintenance being mainly paved with a fenced and walled boundary and gate access. There is on road permit parking available to the front.









## Martin & Co Nottingham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.