



Barrack Lane, Nottingham  
£750,000

 **Comfort**  
Estates



Located in one of Nottingham's most sought-after private estates, The Park. A nine-double bedroom, fully licensed HMO with NO CHAIN! This huge, semi-detached property boasts Victorian charm throughout, with superb views over the west of Nottingham creating an idyllic location to watch the sunset.

A fantastic HMO INVESTMENT opportunity situated in a highly popular area with huge tenancy demand. A lucrative addition to any portfolio with a great track record, and currently let until August 2025 for £68,328 representing a gross yield of 9.1%. The property is presented in great condition and requires little to no work, although the location allows for the right buyer to add capital value should they wish.

The accommodation briefly comprises an entrance hall, open plan living/kitchen/diner, nine, double bedrooms, three shower rooms, two WCs, off-street parking for three vehicles, and a large garden.

- HMO Licensed
- Let for 24/25
- Open Plan Living
- Desirable Location
- 9 Double Bedrooms





### **Entrance Hall**

Providing doors with access to the ground floor accommodation and stairs to first floor.

### **Kitchen/Dining Area**

20' 6" x 12' 9" (6.25m x 3.89m)

Fitted with a range of high gloss base and wall mounted units providing plenty of storage with a work surface over and tiling to splashback and preparation areas. Appliances include: gas cooker with electric extractor fan over, two washing machines, dishwasher and two fridge-freezers. There is an inset stainless steel sink and drainer, tiling to the floor, radiator, boiler and three double glazed windows to the side elevation.

### **Living Area**

16' 7" x 12' 9" (5.05m x 3.89m)

Continuation of the tiled flooring, high gloss storage cupboard, radiators and velux skylight.

### **Bedroom 1**

20' 6" x 14' 5" (6.24m x 4.39m)

A light and bright double bedroom with a bay window to the rear elevation, sink, desk, drawers, wardrobe and two radiators. There is original coving and an old fireplace with a pannelled surround.

### **Bedroom 2**

15' 1" x 14' 5" (4.61m x 4.40m)

Another double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe and a radiator.

### **Bedroom 3**

13' 9" x 12' 10" (4.18m x 3.92m)

Another double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe, radiator and an old feature fireplace.



#### Shower Room

A contemporary shower room fitted with a two piece white suite comprising wash hand basin with a vanity storage unit underneath and a double shower cubicle with shower over and glass screen. There is a radiator and tiling to the floor and wet areas.

#### WC

Fitted with a low level wc, radiator and tiling to the floor.

#### Bedroom 4

17' 3" x 14' 5" (5.27m x 4.39m)

Another airy double bedroom with a bay window to the rear elevation, sink, desk, drawers, wardrobe and two radiators. There is original coving and an old fireplace with a pannelled surround.

#### Bedroom 5

15' 2" x 14' 5" (4.62m x 4.39m)

A double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe, radiator and an old feature fireplace.

#### Bedroom 6

13' 8" x 12' 10" (4.17m x 3.92m)

A double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe, radiator and an old feature fireplace.



#### Shower Room

Fitted with a contemporary three piece white suite comprising: low level wc, wash hand basin with vanity storage unit underneath and double shower cubicle with glass screen. There is tiling to the floor and wet areas and there is a chrome vertical heated towel rail.

#### WC

Fitted with a wc and pedestal wash hand basin. Tiling to flooring, glass splashback behind the sink and UPVC double glazed window to the front elevation.



### **Shower Room**

Fitted with a modern three piece white suite comprising: low level wc, wash hand basin with vanity storage unit underneath and corner shower cubicle. There is tiling to the floor and wet areas and there is a chrome vertical heated towel rail. UPVC double glazed window to the front elevation.

### **Bedroom 7**

14' 4" x 13' 3" (4.36m x 4.03m)

Double bedroom with a double glazed window to the front elevation, sink, desk, drawers, wardrobe and a radiator.

### **Bedroom 8**

14' 5" x 10' 10" (4.39m x 3.29m)

Double bedroom with UPVC double glazed window to the rear elevation, sink, desk, drawers, wardrobe and a radiator.

### **Bedroom 9**

14' 4" x 12' 4" (4.36m x 3.77m)

Double bedroom with two double glazed Velux skylights, sink, desk, drawers, wardrobe and a radiator.

### **Store Room**

There is a store room.



### Ground Floor

Approx. 131.7 sq. metres (1417.9 sq. feet)



### First Floor

Approx. 87.3 sq. metres (939.3 sq. feet)



### Second Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 330.4 sq. metres (3555.9 sq. feet)



## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)