



Cliff Road, Nottingham

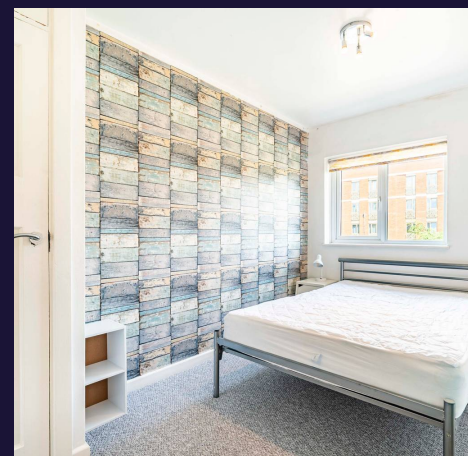
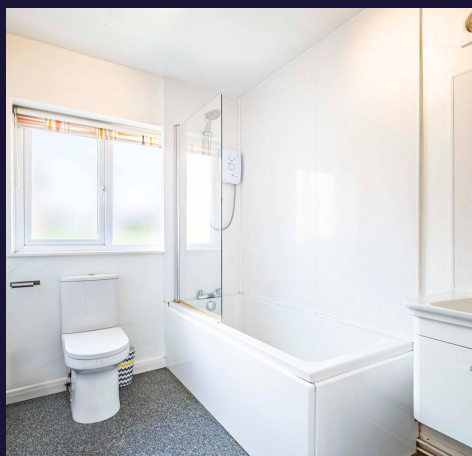
Guide Price £230,000

 **Comfort
Estates**



A beautifully modernised 2-bedroom end-of-terrace home, ideally positioned for a hands-off, buy-to-let investment with a professional tenant already in place until July 2026. Offering generously proportioned double bedrooms and a bright, contemporary interior, this rare gem is ready to deliver strong, immediate returns. The property also boasts huge potential to become a three-bedroom with planning permission granted. The approved application is to add a two-story side extension and a single-story rear extension. This is a rare development opportunity so close to the city centre. Reference: 22/01411/PFUL3. Located in a prime position, the property is just a short walk from Nottingham City Centre, Queen's Medical Centre, the University of Nottingham, and Nottingham Train Station—perfectly placed for professionals.

With a current rental income of £1,352 per month, this is a fantastic opportunity for both new investors and experienced landlords seeking a profitable, low-maintenance addition to their portfolio.





Living Room

14' 10" x 11' 9" (4.51m x 3.57m)

Bright and spacious living room with brand new carpet, gas fireplace, window to the front aspect, and access to the kitchen.

Kitchen/Diner

9' 4" x 15' 0" (2.84m x 4.57m)

Lined with a range of modern, high-gloss wall and base units with worktops over. Fitted with an inset sink and drainer, integral appliances, and space/plumbing for a washing machine and tumble dryer with access to the rear garden.

Bedroom 1

11' 4" x 11' 9" (3.46m x 3.57m)

Double bedroom with brand new carpet, built-in storage cupboard and window to the front aspect.

Bedroom 2

13' 1" x 8' 0" (3.99m x 2.45m)

Second double bedroom with brand new carpet, built-in storage unit, and window to the rear aspect.

Bathroom

9' 11" x 6' 8" (3.02m x 2.02m)

Well-presented bathroom with classic white tile. A three-piece suite comprises a panel bath with a shower over, W.C, and a floating basin with an illuminating LED mirror above.

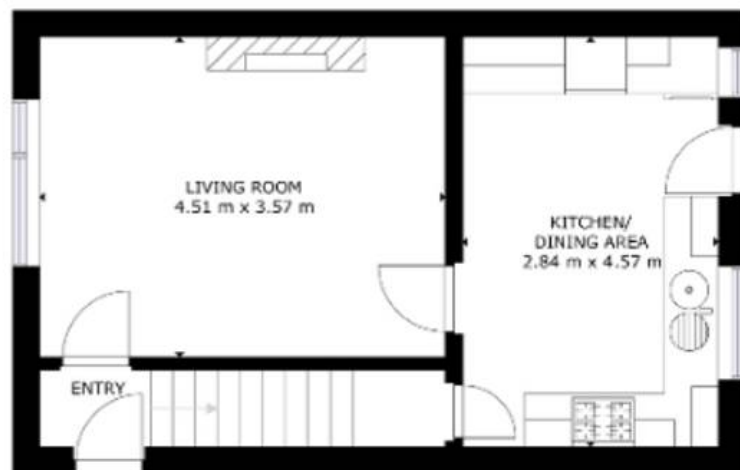
Externally

The property benefits from a low-maintenance rear garden with gated side access, while on-street permit parking makes life easy for residents.

Additional Property Details

- Approx Sq Feet: 753 sqft
- Council Tax Band: A
- EPC: C





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 35 m², FLOOR 2: 35 m²
TOTAL: 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk