

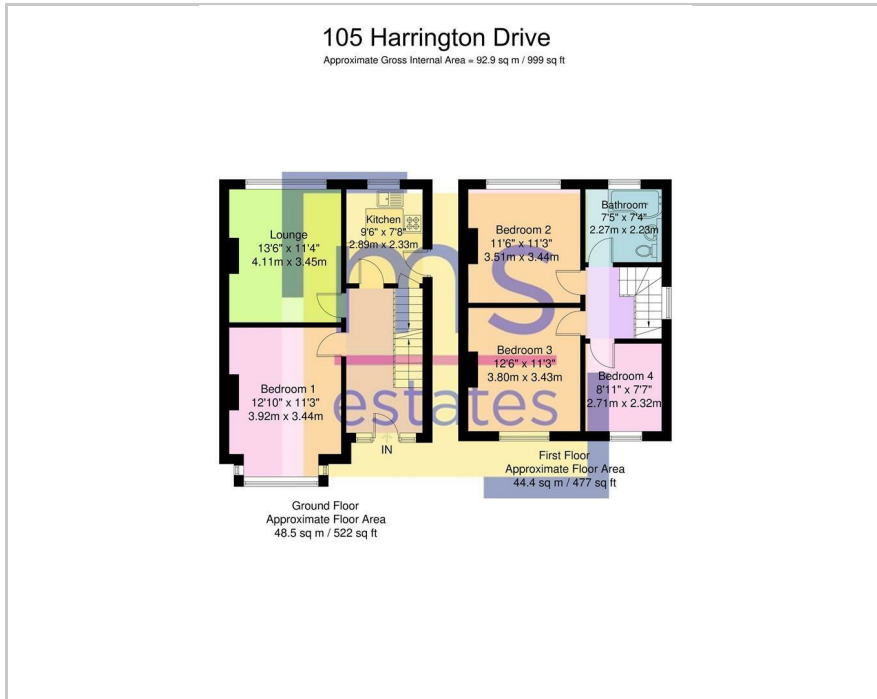


105 Harrington Drive, Nottingham, NG7 1JL

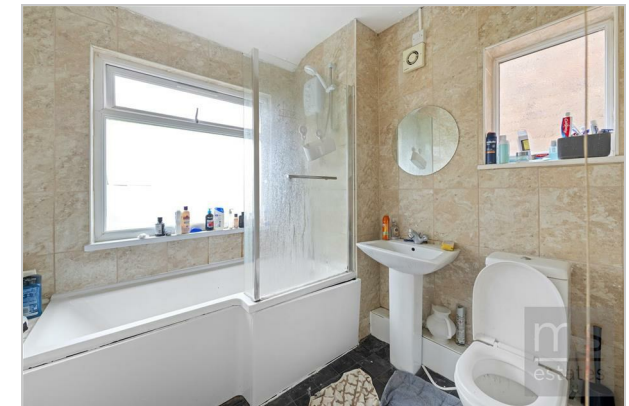
Price Guide £285,000



Floor Plan



- Student HMO Investment.
- Detached property.
- Let at £22,000 p.a inc' of bills until 09/25.
- 3 letting rooms with potential to easily create a fourth.
- Gas central heating.
- Double glazing.
- Garden to rear.
- Great location just off Derby Road.
- Competitively priced.



Area Map



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Park Street, Derby Road, Lenton, Nottingham, NG7 1RR

Tel: 0115 9120061 Email: mail@ms-estates.co.uk www.ms-estates.co.uk