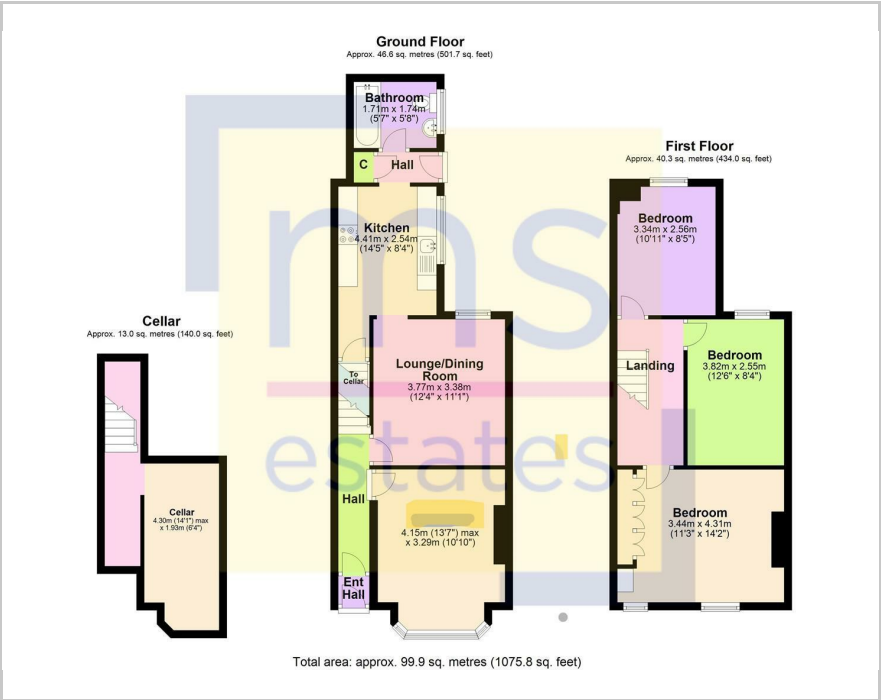


61 Bute Avenue, Nottingham, NG7 1QB
£225,000

Floor Plan



Area Map



- 3-bed Lenton buy-to-let
- £1300 pcm income
- Tenants secured until June 2026
- Recently renovated (windows, kitchen, bath, wiring, heating)
- Sold with all contents
- Walk to University of Nottingham
- Excellent bus links (Derby Road)
- Vibrant Lenton location, near city centre
- Not an HMO

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



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