



£240,000

Mettham Street, Lenton, NG7 1SH



3

Bedrooms



1

Bathroom



2

Receptions



- HMO Licence for 3
- Council tax band A
- Potential to increase number of lettable rooms
- EPC: E

3 Bedroom HMO investment property. Located in the centre of Lenton, within walking distance of the University of Nottingham, the city centre and local amenities.

The property has an HMO licence and a long history of use as an HMO. It's currently let to 3 students for the academic years 2023-2024 and 2024-2025 on 52 week tenancies. The property has potential to increase the number of lettable rooms and significantly increase the rental income.

2024-2025 Rental: £15,720 PA (not inclusive of utilities)

- White goods and furniture included
- Potential for living room to be converted into 4th bedroom
- Ideally located for Nottingham University students
- On street permit parking available

Tomlinson Estates do not manage this property

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

### Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



### First Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



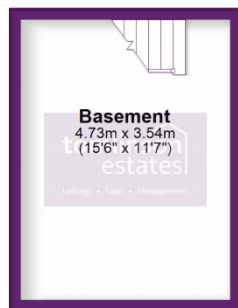
### Second Floor

Approx. 17.2 sq. metres (185.6 sq. feet)




### Basement

Approx. 16.7 sq. metres (180.2 sq. feet)



Total area: approx. 105.1 sq. metres (1131.1 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Mettham Street, Lenton, NG7 1SH

