

2

Bedrooms



1

Bathroom



2

Receptions



- Ideal investment property

- Tenant in situ

- Virtual tour available

2 Bedroom terraced property located in Radford, this property is conveniently situated close to the city centre, local amenities and transport links. The property is currently tenanted, please contact the agent for further information.

The property would be ideal for a buy to let investor or a family looking to make this house their home.

#### **Ground Floor**

Upon entering the property there is a living room, currently being used as a third bedroom. Rear reception room followed by the kitchen and access to the rear garden.

#### **First Floor**

First floor front bedroom with built-in wardrobe and bathroom to the rear of the property.

#### **Second Floor**

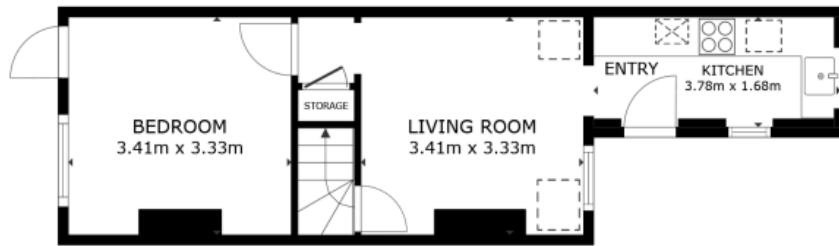
Second bedroom with built-in wardrobe.

#### **External**

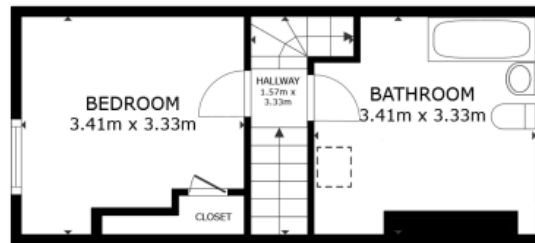
On street parking available. To the rear of the property is a garden with a shared alleyway allowing access to the street.

- Please refer to floor plan for property lay out and dimensions.

- The property does not have an HMO licence



FLOOR 1



FLOOR 2




FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 32.9 m<sup>2</sup> FLOOR 2 26.3 m<sup>2</sup> FLOOR 3 14.3 m<sup>2</sup>  
TOTAL : 73.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Address: Forester Street, Nottingham, NG7 3DH