



£135,000

TENURE : FREEHOLD

Forster Street, Nottingham, NG7 3DH

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

Ideal investment property

Tenant in situ

Virtual tour available

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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

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.

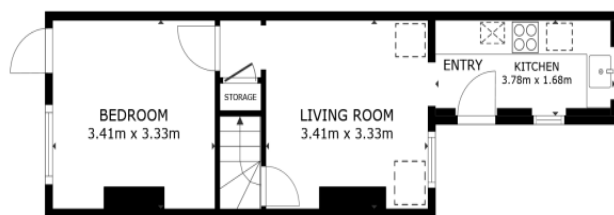
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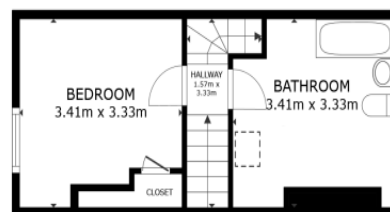








FLOOR 1



FLOOR 2



FLOOR 3

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

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GROSS INTERNAL AREA
FLOOR 1 32.9 m² FLOOR 2 26.3 m² FLOOR 3 14.3 m²
TOTAL : 73.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.