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DavidJames
the estate agent

Vernon Road, Old Basford, Nottingham, NG6 0AT

Guide Price £125,000

About This Property

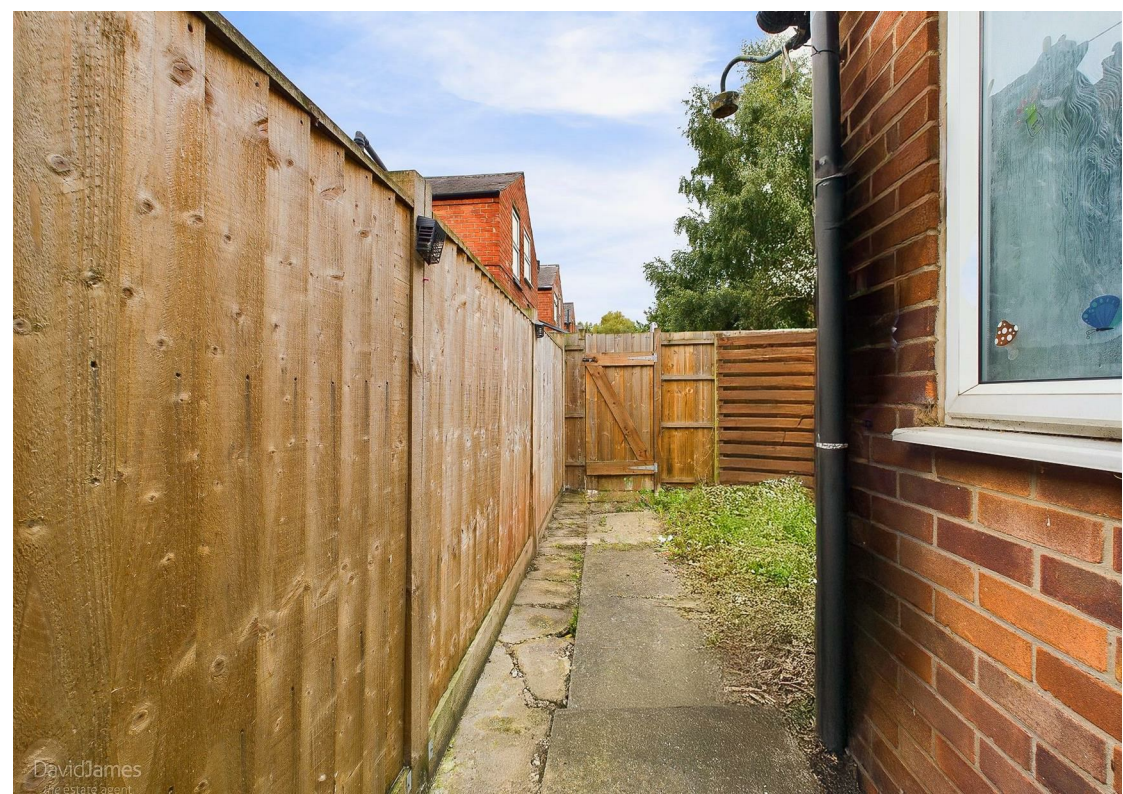
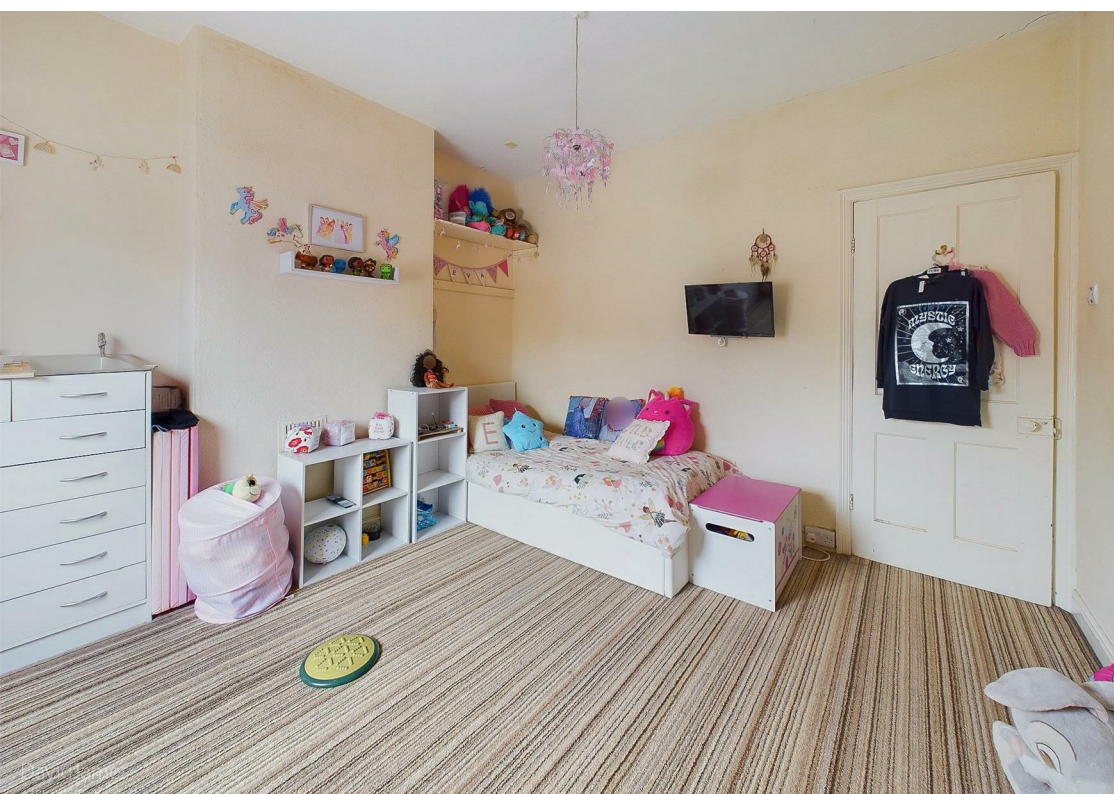
Available to investors only and with a tenant conveniently already in-situ for immediate rental income, this two-bedroom mid-terraced property is centrally located on a popular residential street within easy reach of an excellent range of local amenities and public transport links to Nottingham City Centre. The property combines traditional features with modern conveniences, including double-glazed windows and gas central heating.

The ground floor accommodation consists of two reception rooms, a galley style kitchen and a convenient downstairs bathroom. Moving to the first floor there are two good sized double bedrooms off a central landing.

The property also benefits from a cellar and a small courtyard area accessed off the kitchen with a secure gated pathway that provides convenient rear access.



- Mid-terrace house
- Available to investors only (tenant currently in-situ)
- Convenient location close to local amenities
- Two reception rooms (lounge and dining room)
- Galley-style kitchen with ample counter and storage space
- Two generously-sized double bedrooms
- Ground-floor bathroom
- Useful cellar split into two areas
- Low-maintenance rear yard
- Frequent transport links within easy reach to Nottingham City Centre





Floor 0



Floor 1



Floor 2



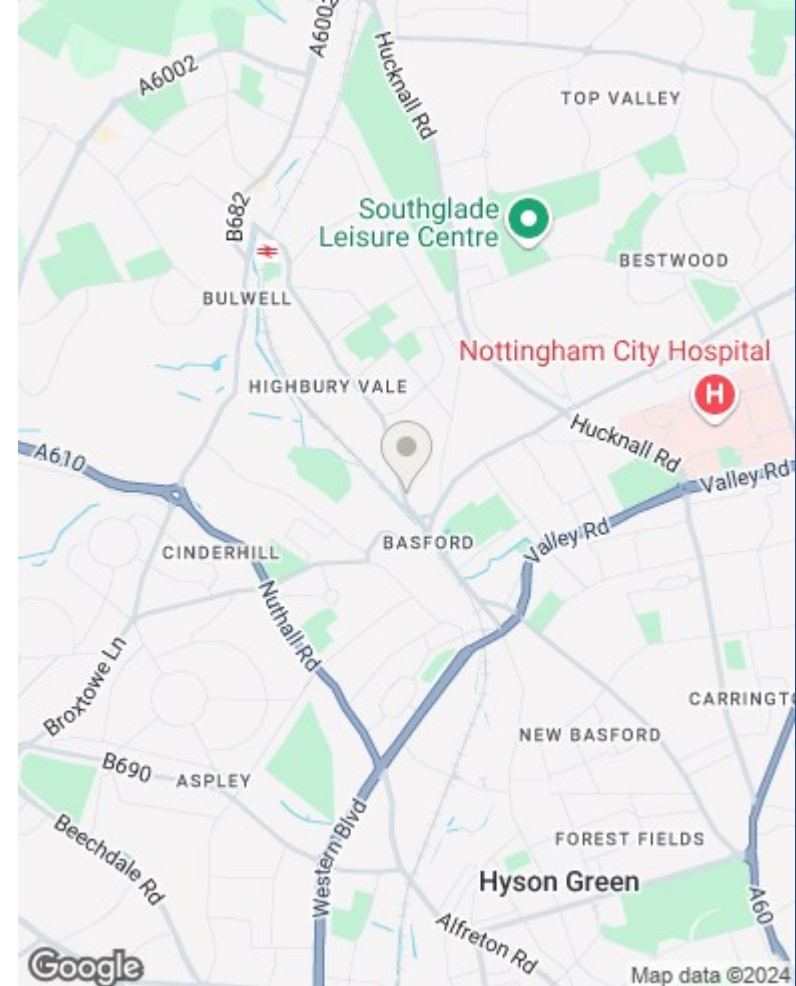
Approximate total area[®]
78.67 m²
846.8 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: A
Nottingham City Council
Freehold

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