



**DavidJames**  
the estate agent

**Holme Lodge, Whimsey Park, Nottingham, NG4 1DQ**

**Guide Price £115,000**

# About This Property

Welcome to this inviting ground-floor maisonette, a prime opportunity for first-time buyers or savvy investors. With no upward chain, this property offers immediate occupancy or rental income, as the current tenant pays £795 per month (8.29% gross yield).

Step into the heart of this home, a generously proportioned lounge/dining room featuring a bow window and laminate flooring, perfect for relaxation or entertaining. The adjacent kitchen is well-appointed with Beech effect units, tile splash backs, and integrated appliances including an oven, hob, and extractor. Ample space is available for additional freestanding appliances.

This residence accommodates two comfortable bedrooms, offering peaceful retreats at the end of the day. The bathroom boasts a three-piece white suite with a shower off mixer taps, ensuring convenience and functionality.

Protected by a UPVC door, the entrance hall welcomes you into the property, where UPVC double glazing and gas central heating provided by a combination gas boiler offer comfort and efficiency year-round.

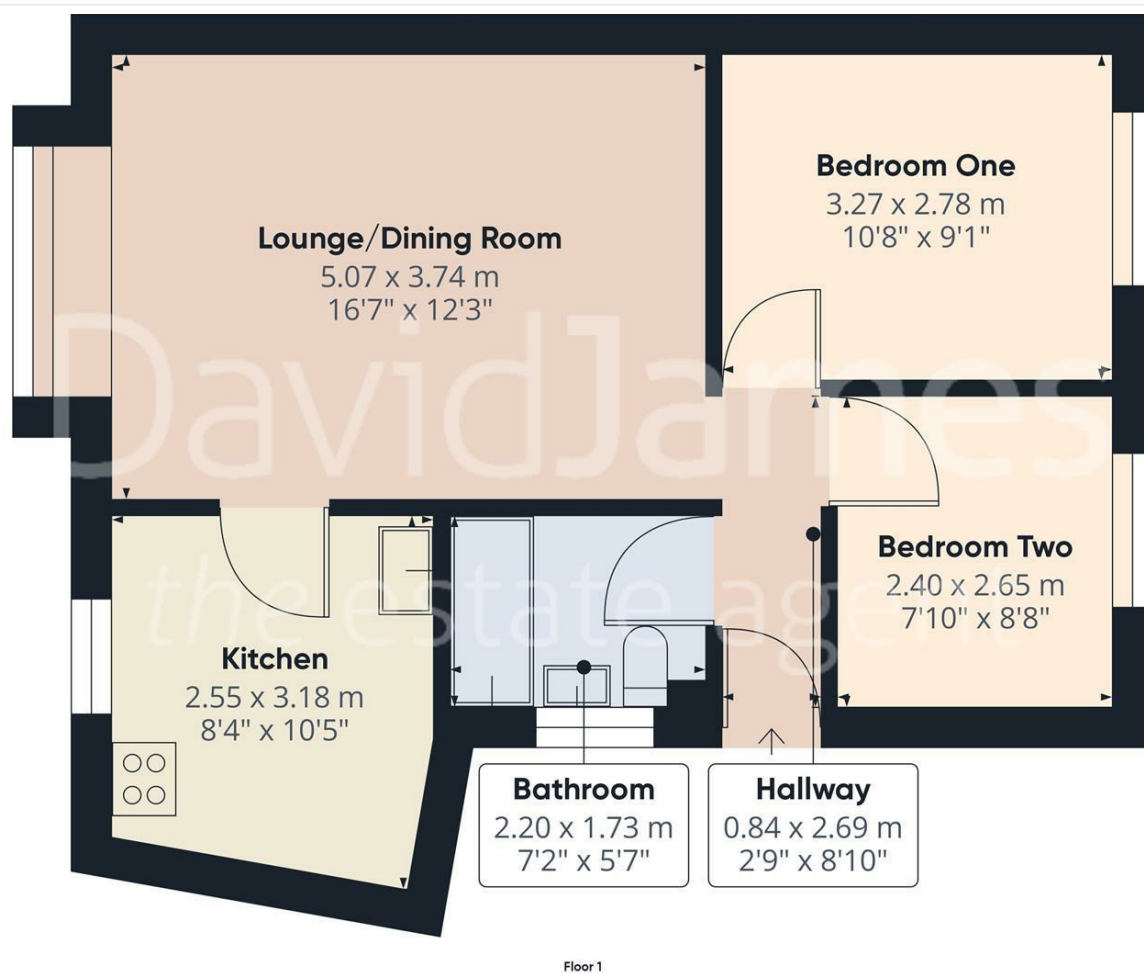
Externally, the property features an open plan lawned rear garden and parking is made convenient with a garage equipped with power and water, along with space in front of the garage door for an additional vehicle.

Don't miss out on the opportunity to make this well-presented maisonette your new home or investment venture. Schedule a viewing today to experience its charm and potential firsthand.



- Ground floor maisonette
- Two bedrooms
- Spacious lounge/dining room
- Kitchen with integrated appliances
- Bathroom/WC with white suite and shower off mixer taps
- Entrance hall with UPVC door
- Combination gas central heating, UPVC double glazing
- Open plan lawned rear garden
- Integral garage and parking
- An ideal first-time buy or investment purchase with present tenant paying £795 pcm



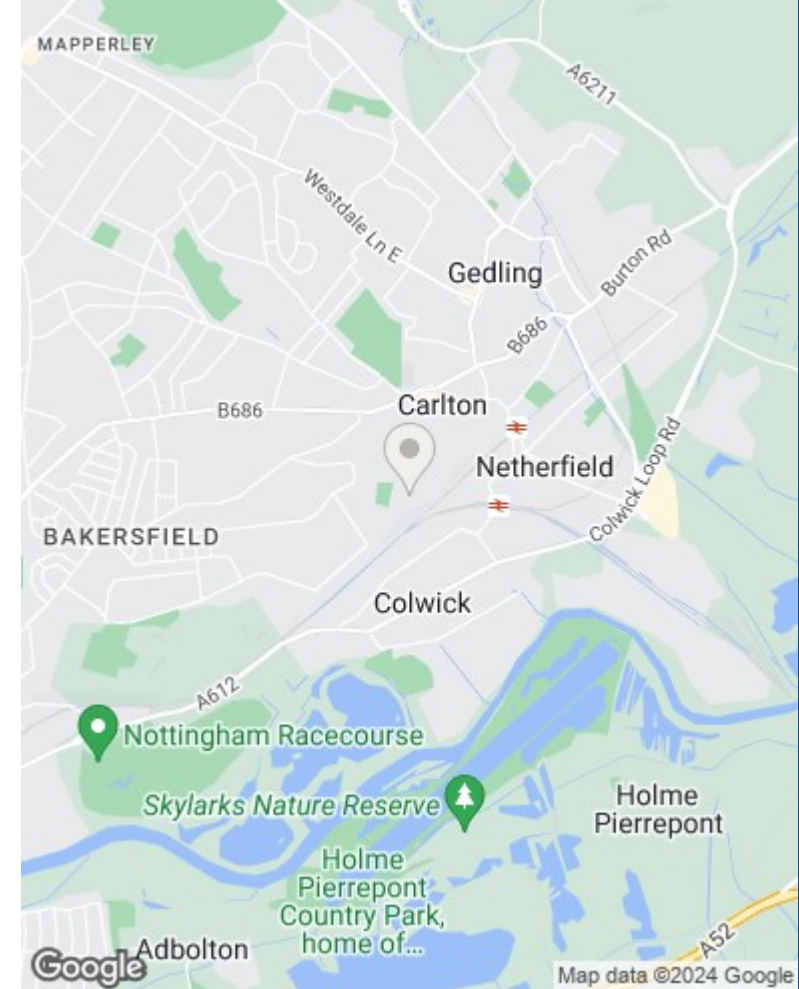


Approximate total area\*\*  
49.92 m<sup>2</sup>  
537.35 ft<sup>2</sup>

(\*) 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.

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**Council Tax Band: A**  
**Gedling Borough Council**  
**Leasehold**

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