



9 Cromer Road, Nottingham - NG3 3LF

Guide Price £130,000

DavidJames
the estate agent



9 Cromer Road

Nottingham, Nottingham

Available to investors only with a tenant conveniently in-situ, this 2 bed mid-terrace house offers convenient access to local amenities and frequent bus services to the nearby Nottingham City Centre!

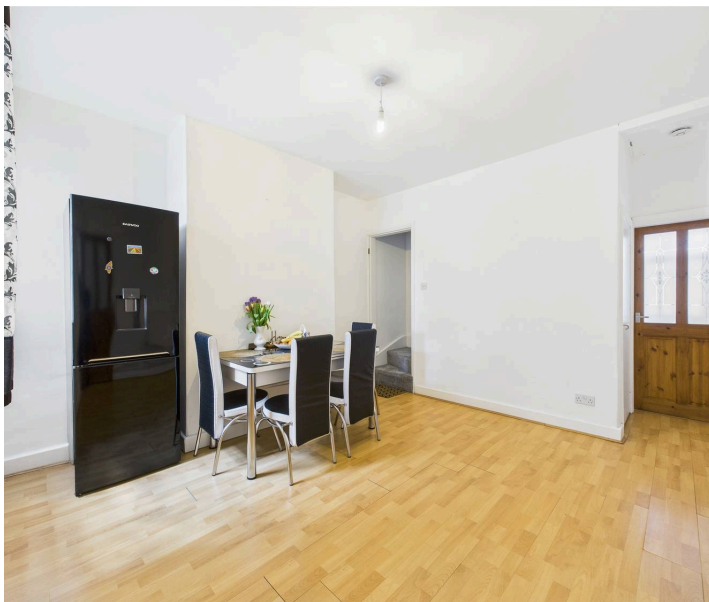
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terrace house available to investors only
- Tenant in-situ for immediate rental income (approx 7.6% gross annual rental yield)
- Offered to the market with no upward chain
- A short commute to Nottingham City Centre
- Lounge with feature fireplace and wood-effect flooring
- Separate versatile dining room
- Fitted kitchen with integrated cooking appliances
- Two first floor bedrooms
- Spacious bathroom with a three-piece suite
- South-westerly facing low-maintenance garden with decking and artificial lawn







Floor 0

Approximate total area⁽¹⁾

71.2 m²

766 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

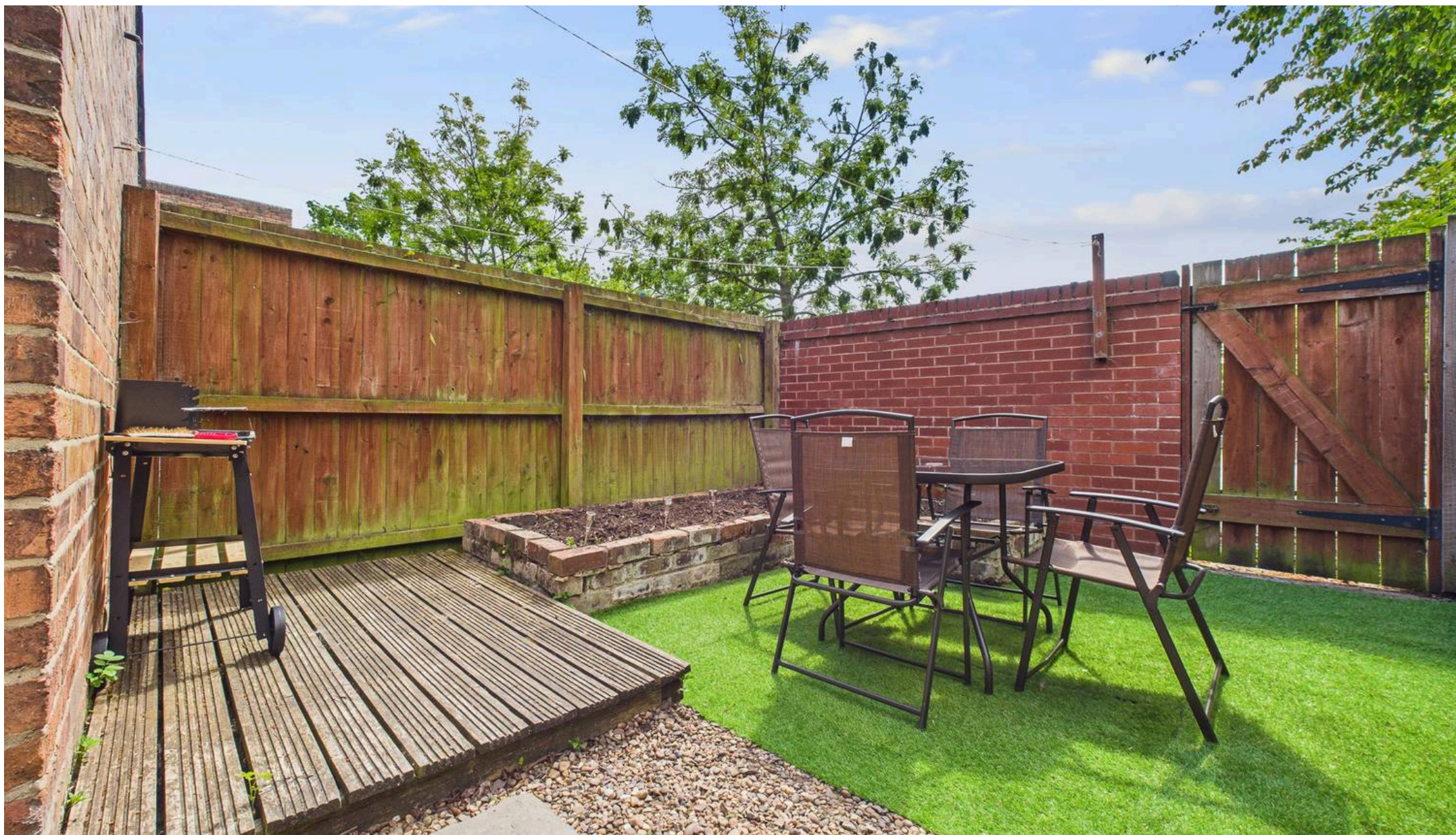
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



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