

HoldenCopley

PREPARE TO BE MOVED

Farley Street, Bulwell, Nottinghamshire NG6 8FT

Guide Price £110,000 - £120,000

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TENANTED PROPERTY WITH NO UPWARD CHAIN...

This two-bedroom mid-terraced house is a fantastic investment opportunity, sold with tenants in situ who have been living in the property for 6 years currently being managed by HoldenCopley. Offered with no upward chain, this property generates a monthly rent of £795, amounting to an annual income of approximately £9,540, providing a gross rental yield of around 8.6%, making it a profitable addition to any investor's portfolio. Situated in a convenient location close to shops, schools, and excellent transport links, the home offers practical living spaces. The ground floor features a reception room, a fitted kitchen, and a three-piece bathroom suite. Upstairs, there are two well-proportioned double bedrooms. Externally, the property benefits from on-street parking to the front, while the rear offers a low-maintenance garden, perfect for tenants to enjoy.

MUST BE VIEWED!



- Mid-Terraced House
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Ground Floor Bathroom
- On-Street Parking
- Close To Local Amenities
- No Upward Chain
- Immediate Rental Income
- Investment Opportunity

GROUND FLOOR

Living Room
11'10" x 11'10" (3.62m x 3.63m)
The living room has laminate wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the front elevation and a single door providing access into the accommodation.

Kitchen
9'10" x 8'9" (3.02m x 2.67m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, partially tiled walls, a wall-mounted boiler, a radiator, access to a pantry, tiled flooring and a UPVC double-glazed window to the rear elevation.

Hall
6'2" x 2'9" (1.90m x 0.84m)
The hall has tiled flooring, carpeted stairs and a single UPVC door providing access to the rear garden.

Bathroom
7'5" x 5'11" (2.28m x 1.81m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing
2'8" x 2'6" (0.82m x 0.78m)
The landing has carpeted flooring, access to the first floor accommodation and access to the loft.

Master Bedroom
12'0" x 11'10" (3.66m x 3.62m)
The main bedroom has carpeted flooring, a radiator, a traditional fireplace and a UPVC double-glazed window to the front elevation.

Bedroom Two
8'8" x 9'11" (2.66m x 3.03m)
The second bedroom has carpeted flooring, recessed spotlights, in-built storage cupboards and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front
To the front of the property is access to on-street parking.

Rear
The rear garden has a concrete patio area with the potential for a lawn and fence panelling boundaries.

DISCLAIMER
Council Tax Band Rating -Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

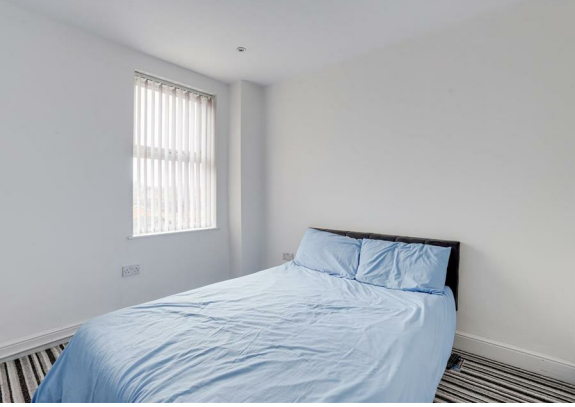
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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