

# HoldenCopley

PREPARE TO BE MOVED

Duchess Gardens, Bulwell, Nottinghamshire NG6 8JS

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Guide Price £100,000



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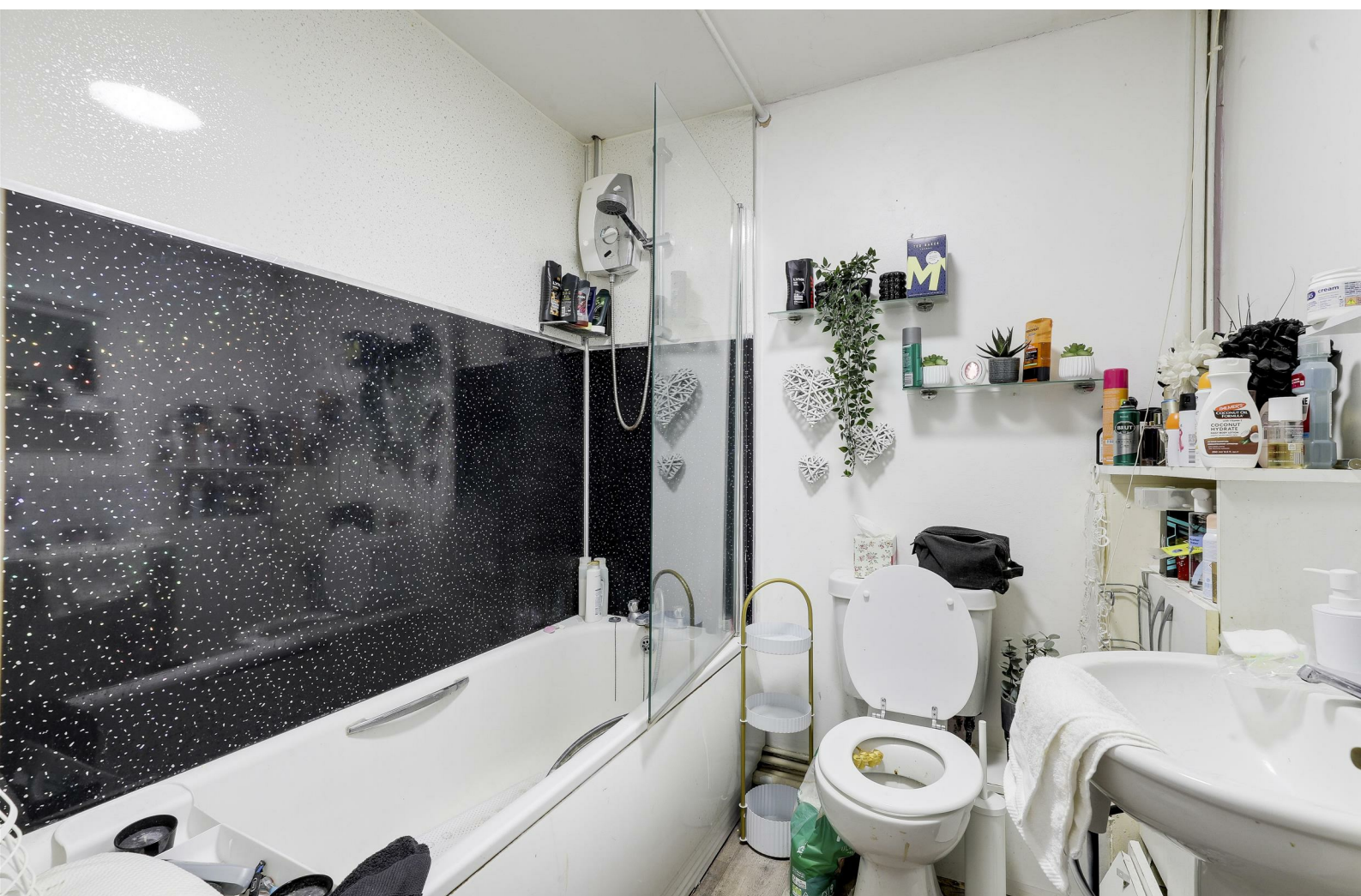


GUIDE PRICE £100,000 - £120,000

TENANTED PROPERTY WITH NO UPWARD CHAIN...

This two-bedroom end-terraced bungalow presents a fantastic investment opportunity, sold with tenants in situ who have been living in the property for the past ten years, and is professionally managed by HoldenCopley. Offered to the market with no upward chain, this property generates a monthly rental income of £795, equating to an annual income of approximately £9,540 and offering a gross rental yield of around 8.6%, making it a profitable addition to any investor's portfolio. The property is ideally located close to excellent transport links, including nearby tram stops, as well as a range of local amenities such as shops and schools, ensuring strong ongoing tenant demand. Internally, the accommodation comprises an entrance hall leading into a spacious reception room, a fitted kitchen, a double bedroom, a single bedroom, and a three-piece bathroom suite. Outside, there is a courtyard-style front garden, while the rear garden is designed for low maintenance, featuring an artificial lawn—ideal for tenants and minimal upkeep.

MUST BE VIEWED!







- End-Terrace Bungalow
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low-Maintenance Gardens
- Close To Local Amenities
- No Upward Chain
- Immediate Rental Income
- Investment Opportunity











ACCOMMODATION

Entrance Hall

13'6" x 2'8" (4.14 x 0.82)

The entrance hall has wood-effect flooring, a radiator, an in-built storage cupboard, access to the loft and a single door [rpvodomg avess into the accommodation.

Kitchen

9'8" x 9'5" (2.97 x 2.89)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, space for a washing machine, tumble dryer, cooker and fridge freezer, partially tiled walls, ceiling coving, tiled flooring and a UPVC double-glazed window to the front elevation.

Living Room

16'1" x 9'9" (4.91 x 2.99)

The living room has carpeted flooring, a radiator, partial ceiling coving, a UPVC double-glazed window to the rear elevation and single door providing access to the rear garden.

Master Bedroom

11'10" x 9'5" (3.63 x 2.88)

The main bedroom has wood-effect flooring, a radiator, partial ceiling coving, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Bedroom Two

6'11" x 6'4" (2.11 x 1.94)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

6'4" x 6'2" (1.94 x 1.89)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, waterproof boarding, an extractor fan, a radiator and wood-effect flooring.

OUTSIDE

Front

To the front is a courtyard style garden.

Rear

To the rear is an enclosed low-maintenance garden with an artificial lawn, a concrete pathway leading up to the property, rear gated access and fence paneling 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

Agents Disclaimer: HoldenCopley, their clients and employees I:  
Are not authorised to make or give any representations or warranties

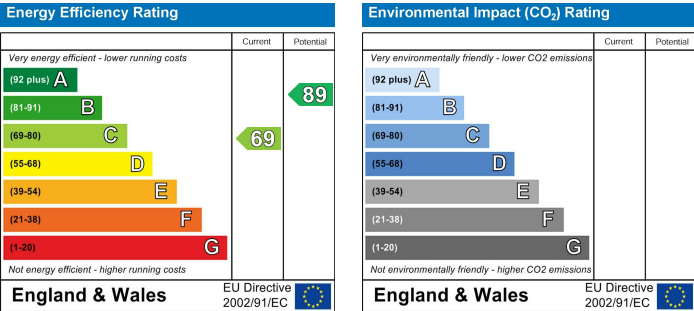
in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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, CityFibre
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps
- 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 – Yes
- Any Legal Restrictions – No
- Other Material Issues – No





# Duchess Gardens, Bulwell, Nottinghamshire NG6 8JS



## 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](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.