

HoldenCopley

PREPARE TO BE MOVED

Portland Road, Hucknall, Nottinghamshire NG15 7SA

Guide Price £280,000

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GUIDE PRICE: £280,000 - £300,000

5-BED HMO PROPERTY...

An excellent opportunity for both new and experienced investors, this fully tenanted five-bedroom HMO is generating an impressive approx. 11.32% gross rental yield per year, making it a highly lucrative addition to any property portfolio. Situated in the highly popular and convenient location of Hucknall, this property is located close to local shops, eateries, and amenities, and offers excellent transport links into Nottingham City Centre and surrounding areas via Hucknall Tram Station and Hucknall Train Station. This terraced property offers spacious and comfortable living accommodation for tenants. The ground floor comprises a communal entrance hall, one reception room, a fitted kitchen, and one of the five well-sized bedrooms. To the first floor are two double bedrooms, each with their own en-suite bathroom, alongside a three piece bathroom suite. The second floor boasts two further double bedrooms, each with an en-suite. Externally, the property features a low-maintenance front courtyard, and a low-maintenance communal rear garden with a paved patio seating area - ideal for tenant use with minimal upkeep required.

MUST BE VIEWED





- 5-Bed HMO
- Tenants In Situ
- One Reception Room
- Fitted Kitchen
- Five Bathrooms
- Great Investment Opportunity
- Three-Storey Accommodation
- Popular Location
- Potential Annual Gross Rental Yield Of Approx 11.32%
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'10" x 15'5" (4.54m x 4.70m)
The entrance hall has carpeted flooring and stairs, a radiator, an overhead window, and a single UPVC door providing access into the accommodation.

Kitchen/Diner

11'11" x 14'10" (3.64m x 4.54m)
The kitchen/diner has wood-effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and open access into the kitchen.

Kitchen

11'3" x 7'11" (3.44m x 2.42m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven and electric hob with a stainless steel extractor fan, space and plumbing for both a washing machine and tumble dryer, space for two fridge freezers, wood-effect flooring, tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading out to the rear garden.

Bedroom One

11'5" x 14'7" (3.49m x 4.47m)
The first bedroom has carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, and a rectangular UPVC double-glazed bay window to the front elevation.

FIRST FLOOR

Landing

16'7" x 18'2" (5.06m x 5.54m)
The landing has carpeted flooring, carpeted stairs, recessed spotlights, and access to the first floor accommodation.

Bedroom Two

12'0" x 13'6" (3.68m x 4.12m)
The second bedroom has carpeted flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation.

En-Suite

4'5" x 6'11" (1.37m x 2.11m)
The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

Bedroom Three

11'10" x 16'7" (3.63m x 5.06m)
The third bedroom has carpeted flooring, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

3'4" x 7'10" (1.04m x 2.39m)
The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

Bathroom

12'4" x 9'8" (3.78m x 2.97m)
The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, a UPVC double-glazed window to the rear elevation, and a built-in storage cupboard.

SECOND FLOOR

Upper Landing

The landing has carpeted flooring, access to the loft, and access to the second floor accommodation.

Bedroom Four

10'11" x 16'11" (3.33m x 5.16m)
The fourth bedroom has carpeted flooring, recessed spotlights, two Velux windows to the rear elevation, and access to the en-suite.

En-Suite

6'7" x 3'11" (2.02m x 1.21m)
The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

Bedroom Five

16'7" x 8'11" (5.06m x 2.48m)
The fifth bedroom has carpeted flooring, recessed spotlights, a Velux window to the front elevation, and access to the en-suite.

En-Suite

3'11" x 6'10" (1.21m x 2.10m)
The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a block-paved courtyard style garden, shared access to the rear, and a brick wall boundary.

Rear

To the rear of the property is a low-maintenance garden with a paved patio seating area, a graveled area, a shed, gated access, and boundaries made up of fence panelling and brick wall.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 900 Mbps (Highest available upload speed)
Phone Signal – All 4G and some 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

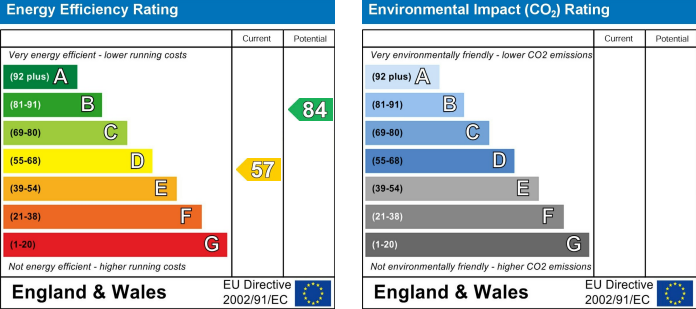
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 licence 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.

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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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