

HoldenCopley

PREPARE TO BE MOVED

Cawston Gardens, Bulwell, Nottinghamshire NG6 8LW

Guide Price £110,000 - £140,000

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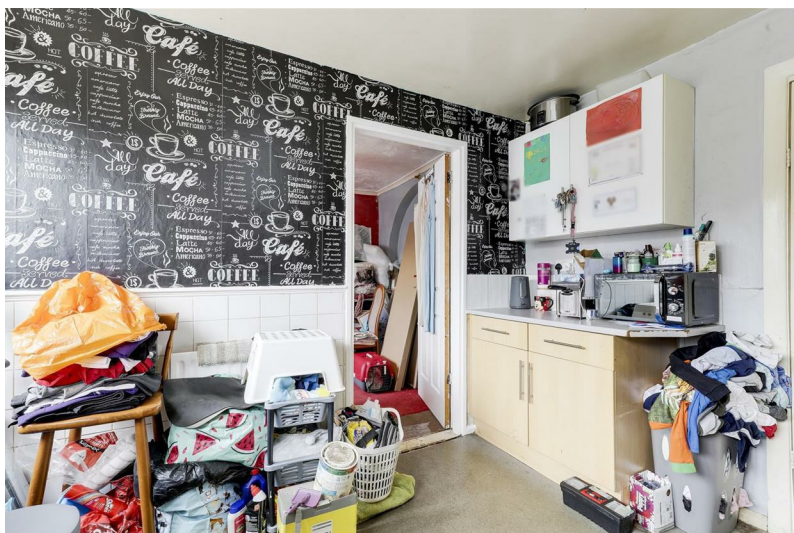


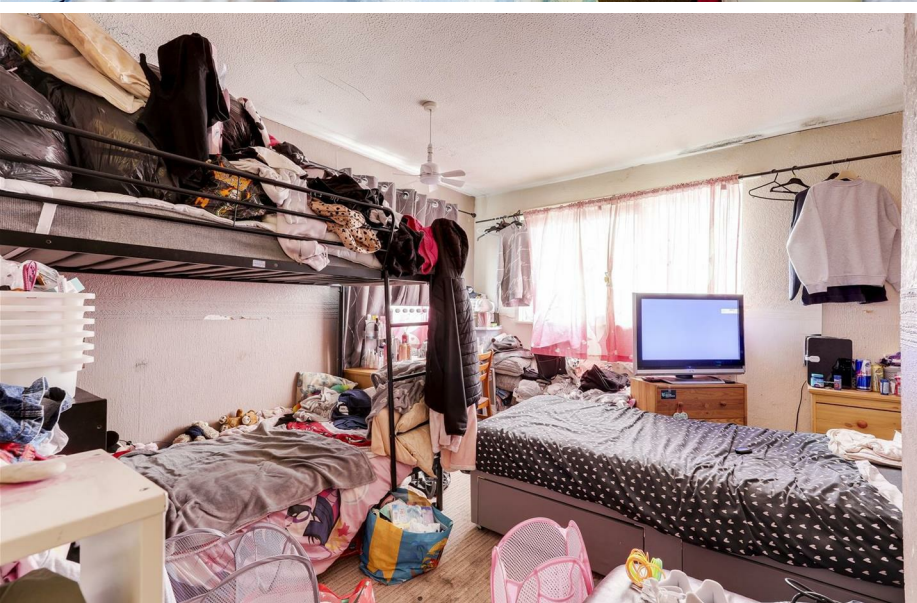
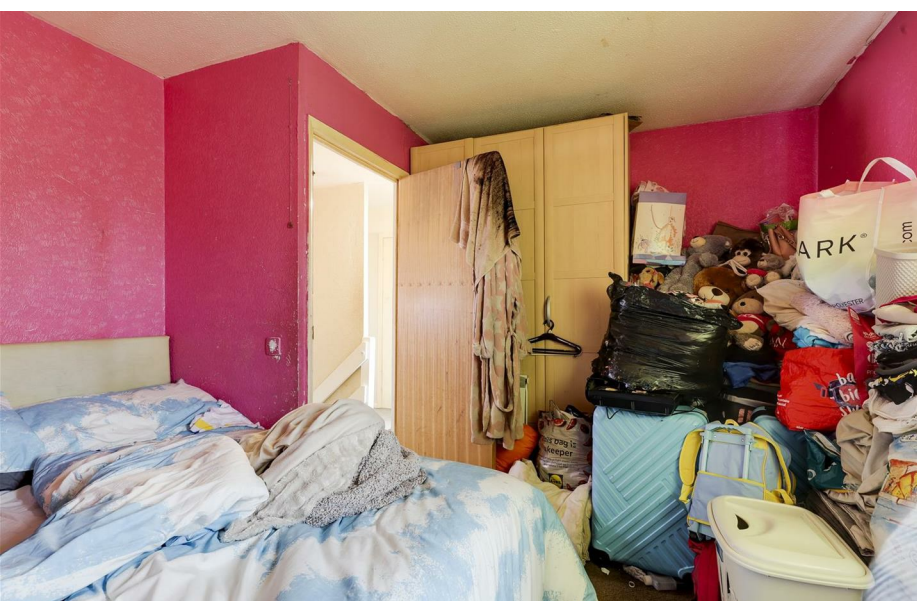
GUIDE PRICE £110,000 - £130,000

TENANTED PROPERTY WITH NO UPWARD CHAIN...

This three-bedroom end-terraced house is a strong investment opportunity, sold with tenants in situ and no upward chain. Currently generating a monthly rent of £970.00 equating to approximately £11,640 per year, it offers a gross rental yield of around 8.9%, making it a profitable addition to any investor's portfolio. Situated in a convenient location close to shops, schools, and excellent transport links, the property provides practical living spaces. The ground floor comprises a living room, a versatile dining room / fourth bedroom, a fitted kitchen, and a ground floor W/C. Upstairs, there are three well-proportioned bedrooms and a three-piece bathroom suite. Outside, there is a lawned garden to the front, while the rear features a garden with a lawn and on-street parking.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Close To Local Amenities
- No Upward Chain
- Immediate Rental Income
- Investment Opportunity





GROUND FLOOR

Entrance Hall

12'11" x 5'10" (3.94 x 1.79)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, an in-built cupboard and a single composite door providing access into the accommodation.

Living Room

12'2" x 10'1" (3.73 x 3.09)

The living room has tiled effect flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the side and front elevation.

Dining Room

10'11" x 8'6" (3.35 x 2.61)

The dining room has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Kitchen

10'6" x 10'4" (3.22 x 3.17)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a drainer and a mixer tap, space for a washing machine, tumble dryer and cooker, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

W/C

5'4" x 2'9" (1.65 x 0.85)

This space has a low level flush W/C, a wash basin, a radiator, vinyl flooring, partially tiled walls, a wall-mounted boiler, vinyl flooring and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

8'7" x 6'8" (2.62 x 2.04)

The landing has carpeted flooring, two in-built cupboards, access to the first floor accommodation and access to the loft.

Master Bedroom

12'2" x 10'5" (3.72 x 3.18)

The main bedroom has carpeted flooring, a radiator, two UPVC double-glazed windows to the side and front elevations.

Bedroom Two

12'7" x 10'2" (3.85 x 3.11)

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

Bedroom Three

9'6" x 8'8" (2.90 x 2.66)

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

Bathroom

6'6" x 6'5" (2.00 x 1.98)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a radiator, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden area with a lawn and concrete pathway and fence panelling boundaries. There is access to on-street parking.

Rear

To the rear is a garden area with a concrete patio area, fence panelling and gated access to the rear.

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

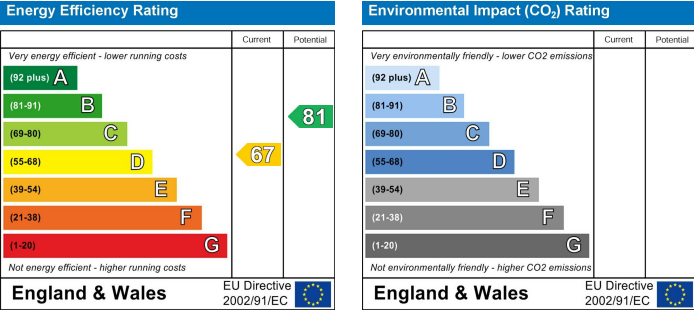
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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, 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 - The government website states this is a high risk flood area
Flood Defenses – No
Non-Standard Construction – Yes
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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