

HoldenCopley

PREPARE TO BE MOVED

Hemsby Gardens, Bulwell, Nottinghamshire NG6 8NT

Guide Price £110,000 - £140,000

Hemsby Gardens, Bulwell, Nottinghamshire NG6 8NT

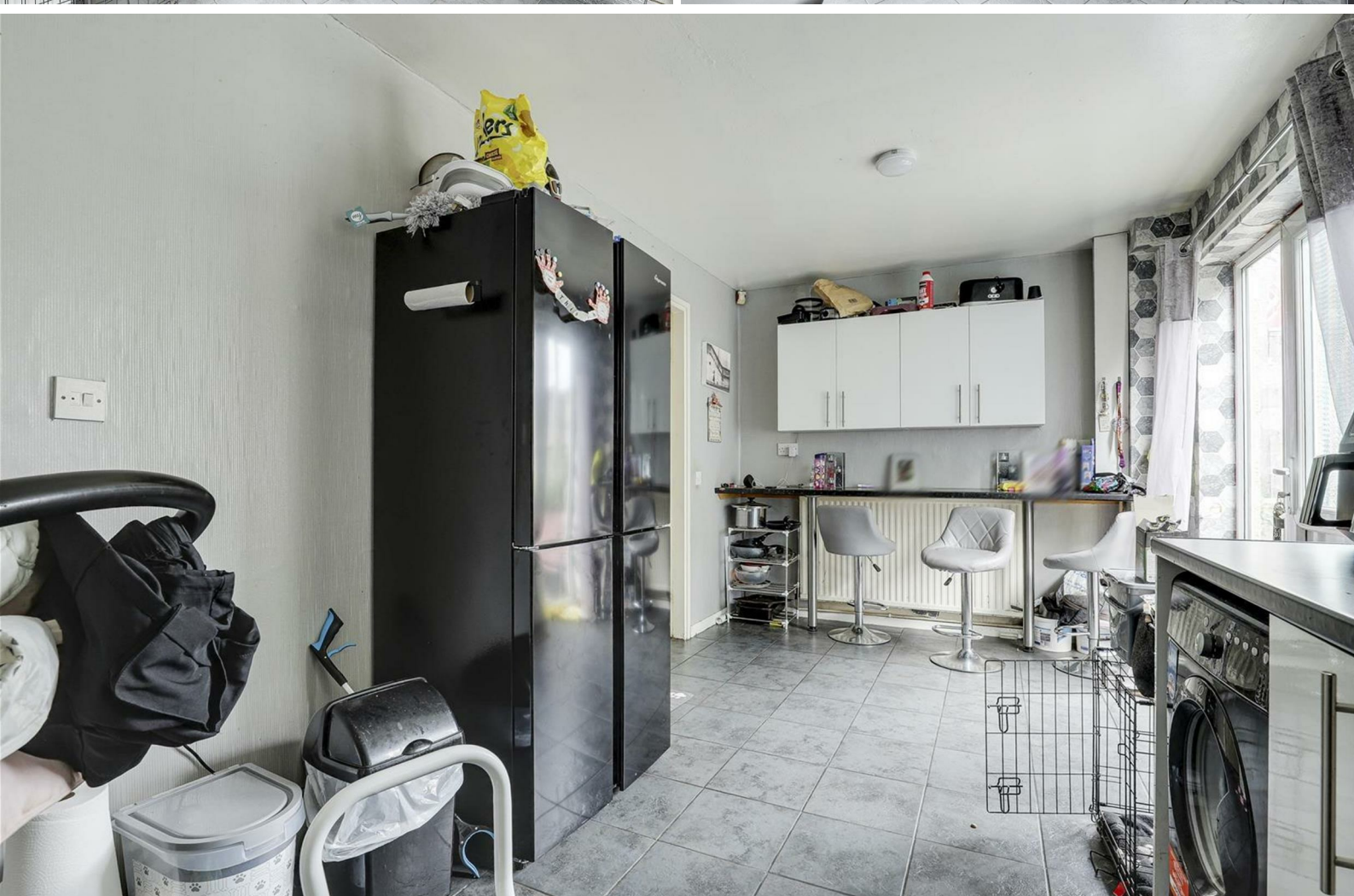
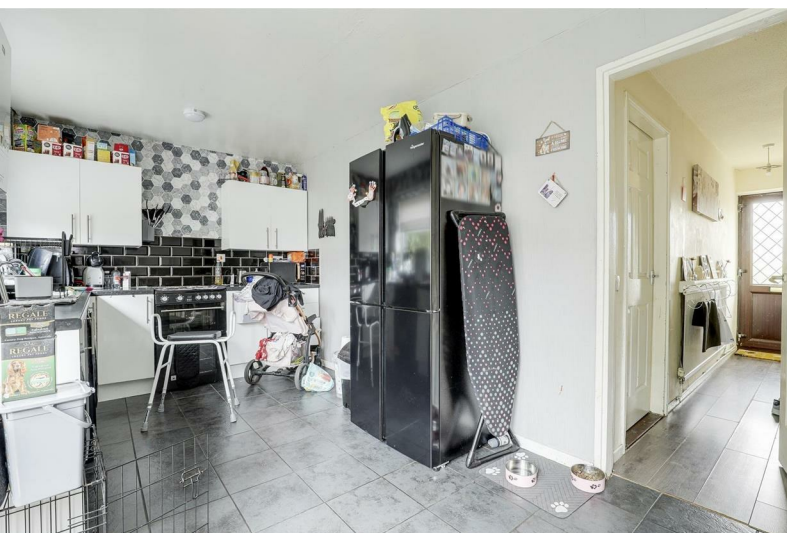


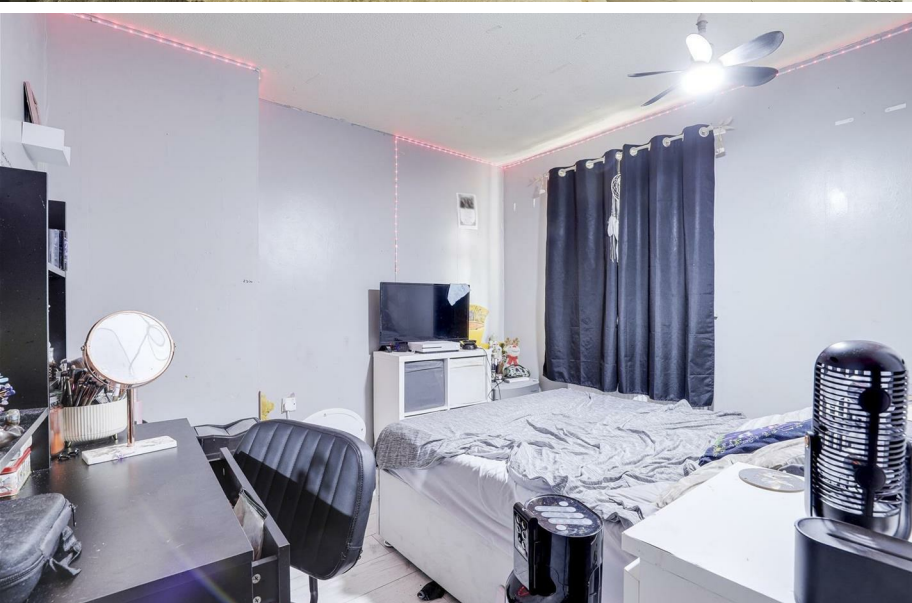
GUIDE PRICE £110,000 - £130,000

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 £828.79 equating to approximately £9,945.48 per year, it offers a gross rental yield of around 7.6%, making it a profitable addition to any investor's portfolio. Situated in a convenient location close to shops, schools, and excellent transport links, the property provides practical living spaces. The ground floor comprises a living room and a spacious fitted kitchen. 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 patio seating area and a variety of shrubs.

MUST BE VIEWED!





- Mid-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Garden
- Close To Local Amenities
- No Upward Chain
- Immediate Rental Income
- Investment Opportunity





GROUND FLOOR

Entrance Hall

14'6" x 5'10" (4.44m x 1.78m)

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

Living Room

11'5" x 14'3" (3.49m x 4.35m)

The living room has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Kitchen

17'8" x 9'2" (5.41m x 2.81m)

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

FIRST FLOOR

Landing

6'2" x 9'6" (1.90m x 2.91m)

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

Master Bedroom

11'3" x 13'8" max (3.44m x 4.17m max)

The main bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'7" x 11'8" (2.94m x 3.56m)

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

Bedroom Three

6'9" x 7'4" (2.08m x 2.25m)

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

Bathroom

7'1" x 8'5" (2.18m x 2.58m)

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

OUTSIDE

Front

To the front of the property is a garden with a lawn and shrubs and fence panelling boundaries.

Rear

To the rear is a enclosed garden with a patio seating area, shrubs, a brick-built outhouse, fence panelling boundaries and gated access at the rear.

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 - 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

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.

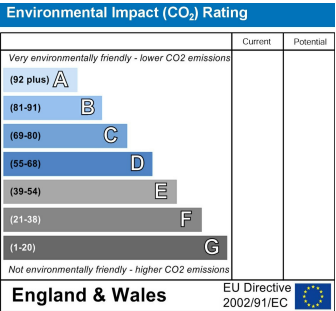
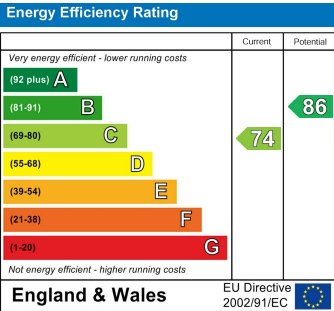
The vendor has advised the following:

Property Tenure is Freehold

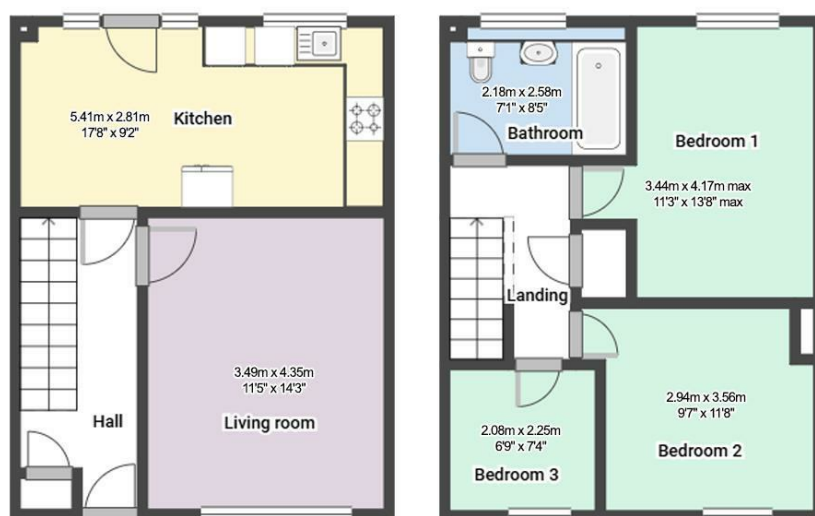
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



Hemsby Gardens, Bulwell, Nottinghamshire NG6 8NT



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.
© HoldenCopley

01156 972 972

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

hucknalloffice@holdencopley.co.uk

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.