

**K A T I E  
H O M E S**

117 Derby Road, Nottingham, Nottinghamshire, NG7 1LS

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**Asking Price £1,200,000**

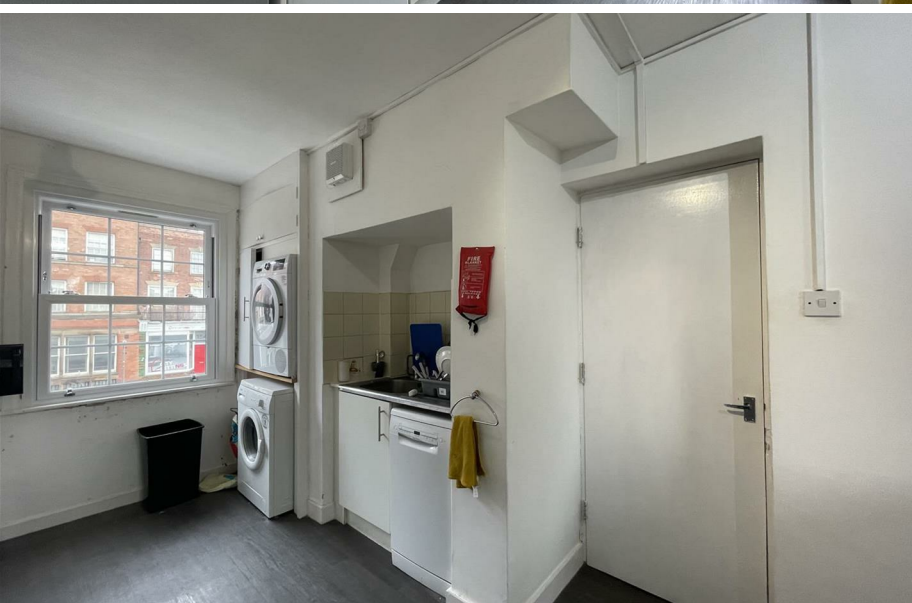
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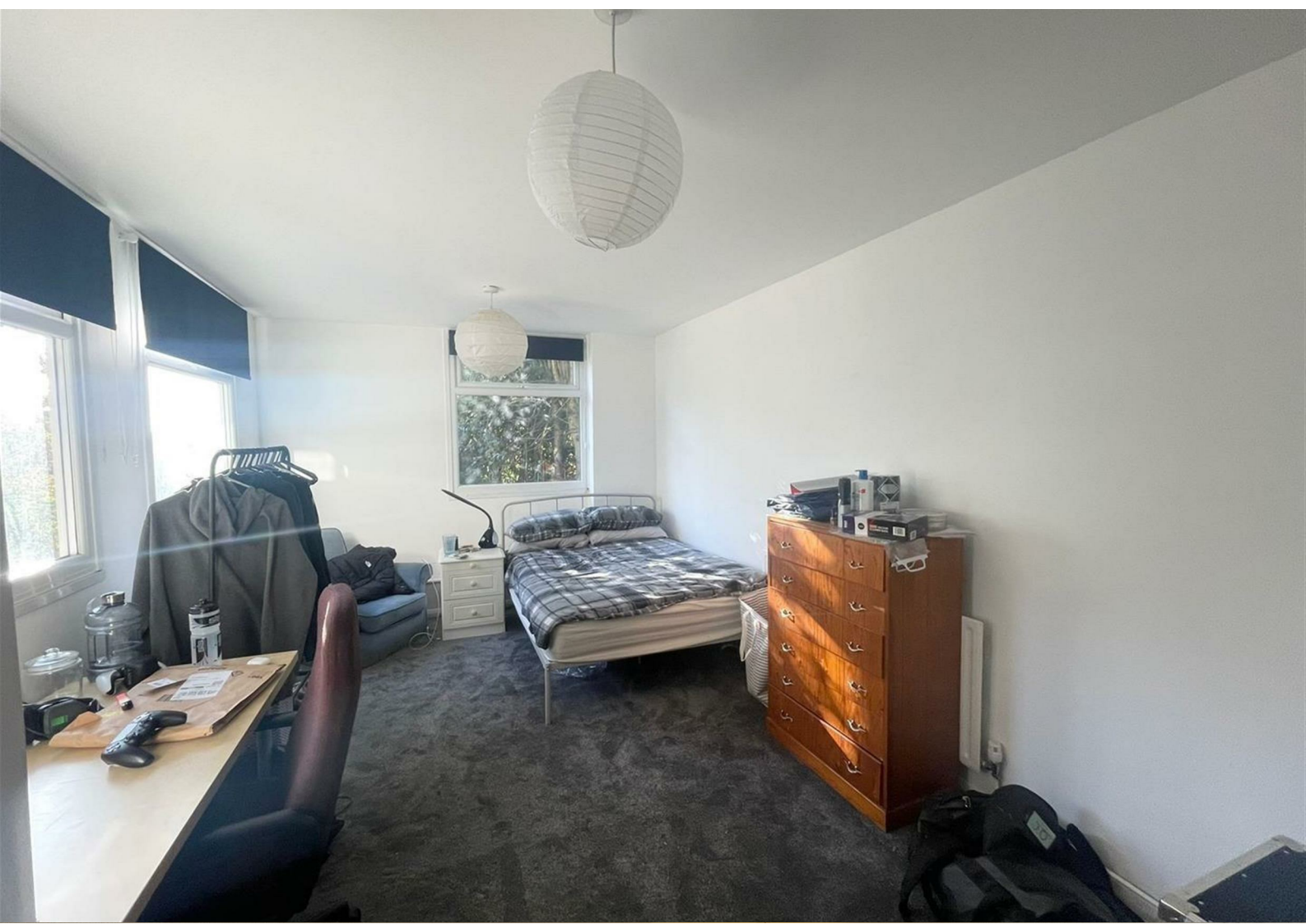
ASKING PRICE £1,200,000

**\* INVESTMENT OPPERTUNITY \*** Take a look at this ten bedroom, HMO property for sale to any potential buyers looking for investment or the possibility of creating an incredible family home once vacant.





- HMO PROPERTY FOR SALE
- TEN DOUBLE BEDROOMS
- SUBSTANTIAL LAND TO THE REAR & SIDE FOR POTENTIAL DEVELOPMENT
- TWO BATHROOMS, TWO SHOWER ROOMS & ONE SEPERATE WC
- EPC RATING C
- FANTASTIC VIEWS OVER THE PARK
- TWO KITCHENS
- 24/25 RENTAL INCOME £93,640 (inc. bills)
- INCLUDES 9 SPACE COMMERCIAL INCOME GENERATING CAR PARK





## Overview

Katie Homes Nottingham is proud to offer this ten-bedroom, HMO property for sale to any potential buyers looking for investment or the possibility of creating an incredible family home once vacant.

This substantial property briefly consists of an entrance hallway, ten double bedrooms, two kitchens, a ground-floor living room, two bathrooms, two shower rooms, 1 separate WC, front and rear courtyards and four basement/cave rooms.

EPC rating - C

## FANTASTIC VIEWS OVER THE PARK AND SUBSTANTIAL LAND TO THE REAR FOR POTENTIAL DEVELOPMENT

There is potential to create access or possibly even parking to the rear of the home.

Includes a '9 space' car park generating a commercial income.

## Rental Income

Rental income until the end of July, 24 is £68,105.00 (excluding bills)

Rental income contracted in 24/25 is £93,640 (including bills)

## Living Room

23'7" x 14'1"

## Kitchen One

8'2" x 16'4"

## Kitchen Two

## Bedroom One

17'4" x 10'5"

## Bedroom Two

12'9" x 9'2"

## Bedroom Three

12'9" x 9'2"

## Bedroom Four

15'8" x 15'1"

## Bedroom Five

7'10" x 11'9"

## Bedroom Six

8'6" x 15'5"

## Bedroom Seven

13'5" x 14'9"

## Bedroom Eight

13'5" x 9'2"

## Bedroom Nine

7'10" x 10'9"

## Bedroom Ten

13'5" x 9'2"

## Bathroom

## Bathroom 2

## Shower Room Two

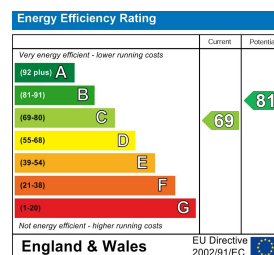
## Shower Room One

## Car Park

## Basement / Caves

## Contact us

Please contact Katie Homes Nottingham today to ask for more information or to book in for your viewing.





HAPPIER HOME HUNTING



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