

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

2 Saxton Close, Beeston, Nottingham, NG9 2DU

Asking Price £350,000

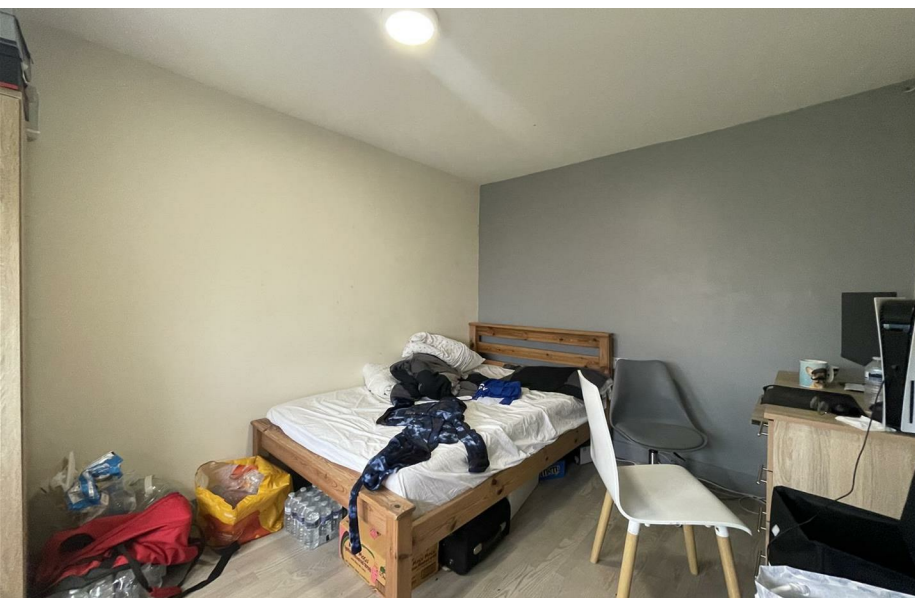
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An exciting opportunity for an investor, this professionally renovated, five-bedroom student accommodation for sale is a remarkable opportunity. The property is a terraced house, designed with modern living in mind, and has been neutrally decorated throughout.





- FIVE BED HMO HOME
- RECENTLY RENOVATED
- OPEN PLAN KITCHEN/LIVING ROOM
- TWO SHOWER ROOMS
- FRONT & REAR GARDENS
- ANNUAL RENTAL INCOME OF £28,286
- CLOSE TO UNI OF NOTTINGHAM
- PERFECT FOR INVESTOR BUYER





Overview

Presenting an exciting opportunity for an investor, this professionally renovated, five-bedroom student accommodation for sale is a remarkable opportunity. The property is a terraced house, designed with modern living in mind, and has been neutrally decorated throughout.

The property consists of five double bedrooms, a modern open-plan kitchen/living room and two shower rooms.

The kitchen is fitted with modern appliances and has ample dining space with a breakfast bar, making it the heart of the house for its sharing tenants. The living room provides a comfortable space for relaxation and study. It provides access to the garden via patio doors, allowing for indoor and outdoor living.

Downstairs also has a shower room for added convenience, as well as one of the double bedrooms. While upstairs you have four double bedrooms and a second shower room.

Outside, the property features both a front garden and a small garden to the rear, providing ample outdoor space for relaxation or socialising during the warmer months.

The property is a Student HMO property and has been recently renovated, ensuring it is in a great condition for potential tenants.

Located within close proximity to public transport links and local amenities are easily accessible, making it an ideal location for students for The University of Nottingham.

The property has an EPC rating of C and falls within Council Tax Band A, further enhancing its appeal as an investment.

Rental income

Annual rental income is £28,286

The property is managed by Top365 Nottingham. Which can be continued over to the buyer to allow for the smoothest transition possible.

Hallway

18'8" x 6'6"

Spacious entrance into the home with space for coats and shoes.

Kitchen/Living Room

18'8" x 16'4"

Open plan and modern kitchen/living room, complete with breakfast bar area and access to the rear garden via patio doors. Plenty of space for housemates to gather and and enjoy together.

Downstairs Shower Room

Includes shower cubical, sink and WC

Bedroom One

12'1" x 9'2"

Double bedroom, located downstairs and to the front of the home.

Landing

Bedroom Two

9'6" x 9'2"

Double bedroom, to the rear of the home.

Bedroom Three

12'5" x 6'10"

Double bedroom, to the rear of the home.

Bedroom Four

11'9" x 7'6"

Double bedroom, to the front of the home.

Bedroom Five

11'9" x 8'10"

Double bedroom, to the front of the home.

Upstairs Shower Room

Double shower cubical, sink and WC.

Gardens

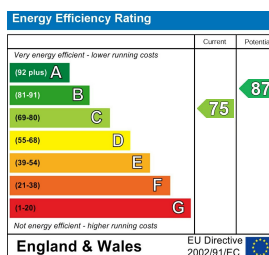
Front and Rear gardens with lawn and tiles paths. Both low maintenance.

Parking

Ample on street parking is available.

Contact us

Contact Katie Homes Nottingham today for more information or to book in your viewing.





HAPPIER HOME HUNTING



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