

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

5 Welby Avenue, Lenton, Nottingham, NG7 1QL

Offers Over £475,000

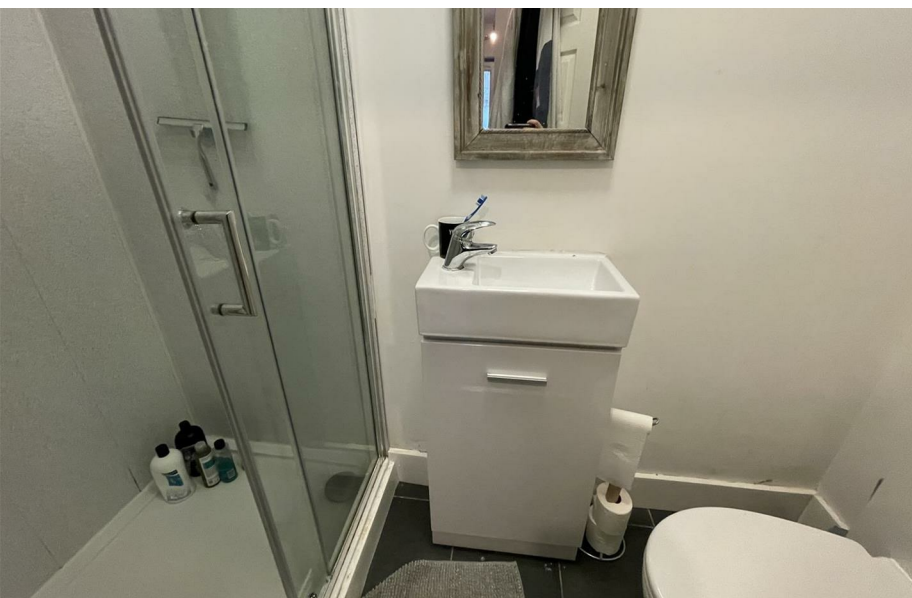
5 Welby Avenue, Lenton, Nottingham, NG7 1QL



OFFERS OVER £475,000

This property presents an excellent opportunity for investors looking to make a wise investment in a property that is in good condition. With a total of six bedrooms and three bathrooms, this home offers both space and comfort for its future owners.





- SIX BEDROOM HMO
- TWO BEDROOMS WITH EN-SUITE SHOWER ROOMS
- DOUBLE GLAZED
- POPULAR STUDENT RENTAL AREA
- CLOSE BY TO PUBLIC TRANSPORT
- ANNUAL RENTAL INCOME - £37,028.58





Overview

23/24 annual rental income of £37,028.58 / 51 week contract @ £120 pppw
24/25 annual rental income of £37,028.58 / 51 week contract @ £120 pppw

We are proud to present this spacious six bedroom property located on Welby Avenue, just off Derby Road. This is a popular location for students as it is a short commute to Nottingham City Centre and also Beeston via bus and tram stops near by.

The property comprises:

Kitchen / Living area: with a leather sofa and wooden flooring, easy to keep clean. This is an open plan area leading onto the kitchen, which then leads to the garden. Kitchen with fully equipped with a dishwasher, fridge freezer, microwave, and washing machine.

Bedrooms: Six bedrooms, two on ground floor with en-suite.

Bathrooms: There are two en-suite bathrooms and a bathroom to share between a group of four people.

Rear Garden: Accessed via the two ground floor bedrooms or the side and includes a small yard and a raised garden terrace

Permit parking available for the property.

Located close to Sainsburys local, Savoy Cinema, and so much more, you can see why it is a student favourite!

Kitchen / Living Room

18'8" x 13'1"

Bedroom One

13'1" x 11'1"

Bedroom Two

12'1" x 8'2"

Bedroom Three

12'9" x 8'10"

Bedroom Four

12'1" x 11'5"

Bedroom Five

14'1" x 11'1"

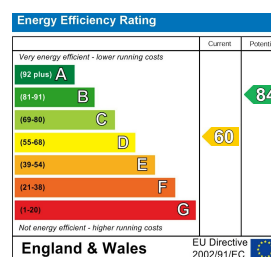
Bedroom Six

12'5" x 6'10"

Bathroom

6'10" x 5'10"

Rear Garden





HAPPIER HOME HUNTING



TEL: 0115 837 7375

EMAIL: VIEWINGS@KATIEHOMES.CO.UK

WEB: WWW.KATIEHOMES.CO.UK

ADDRESS: 76 DERBY ROAD, NOTTINGHAM, NG1 5FD