

# HoldenCopley

PREPARE TO BE MOVED

Rushworth Avenue, West Bridgford, Nottinghamshire NG2 7LF

---

£400,000

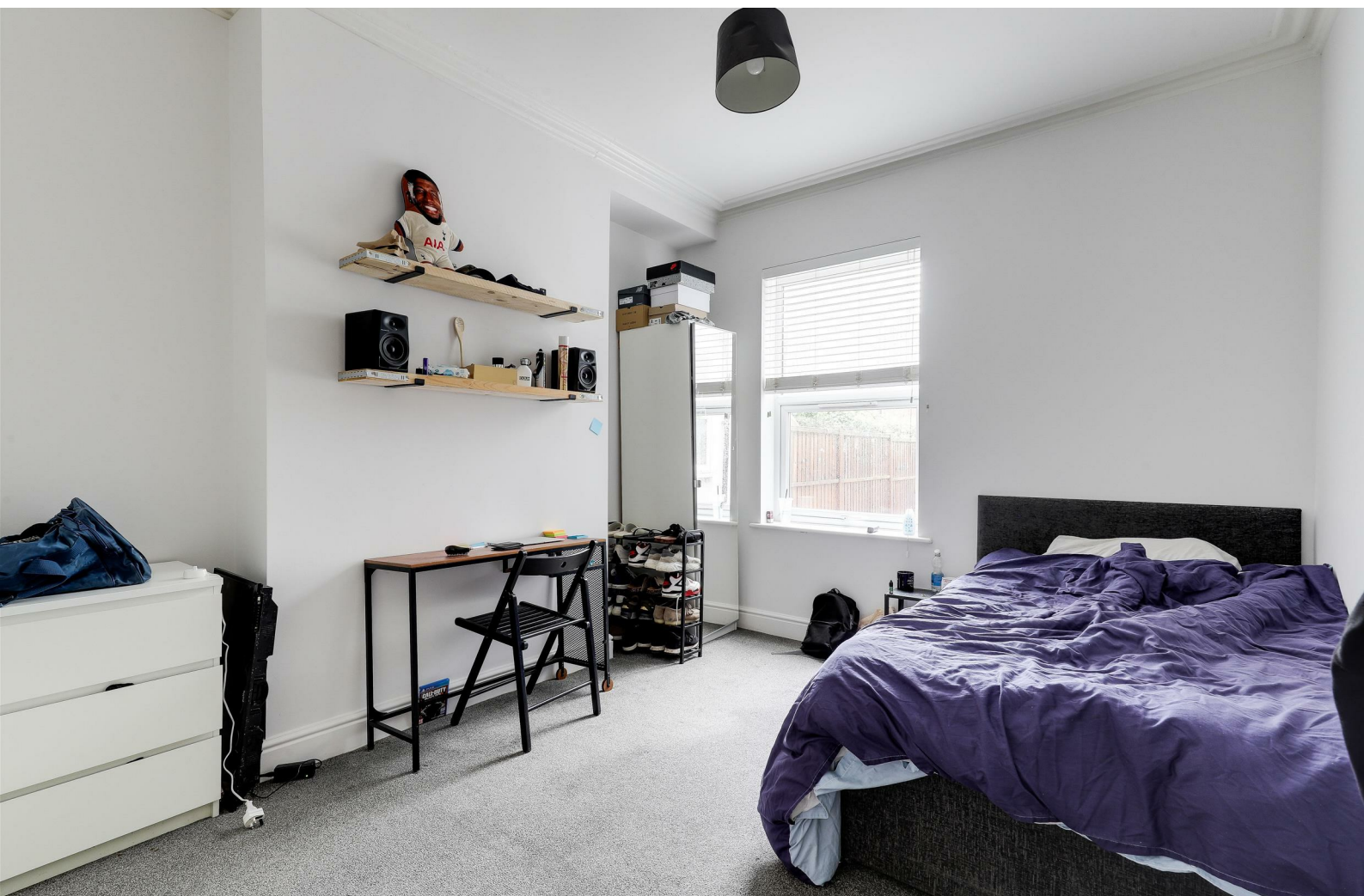
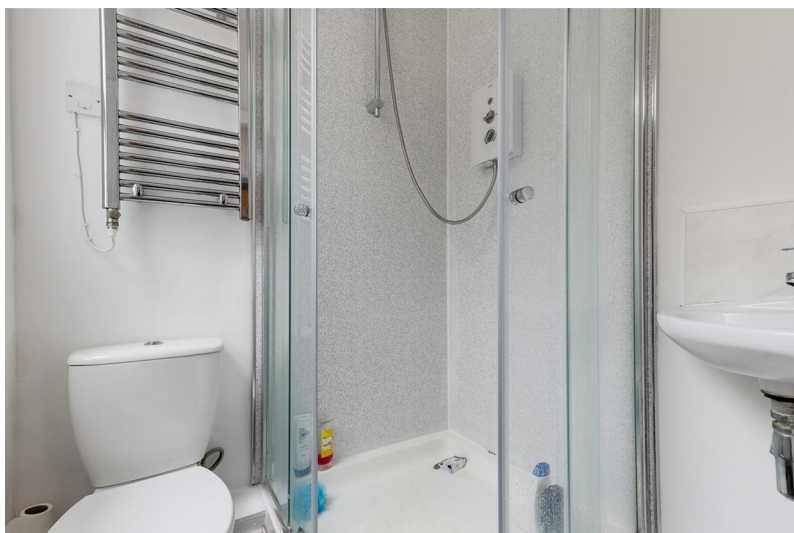
Rushworth Avenue, West Bridgford, Nottinghamshire NG2 7LF

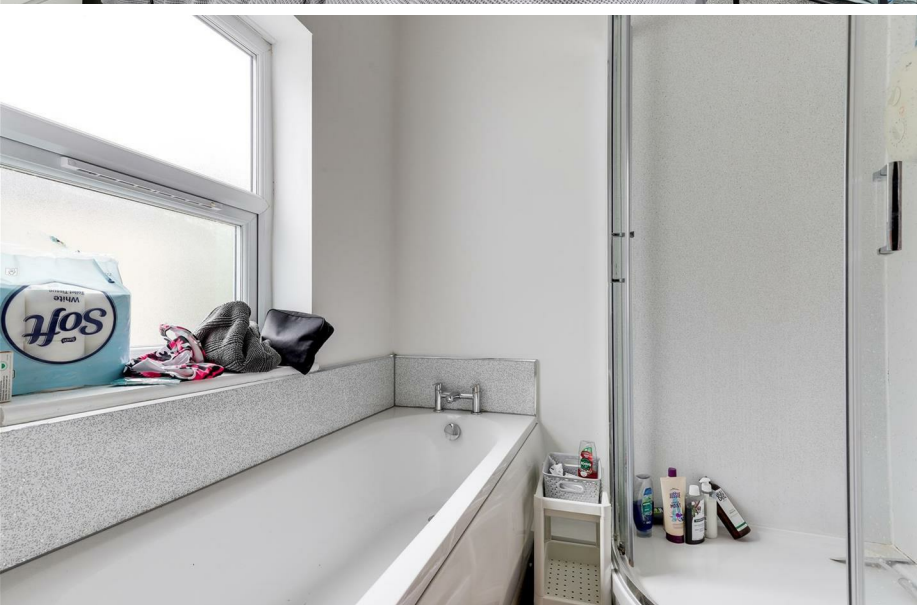
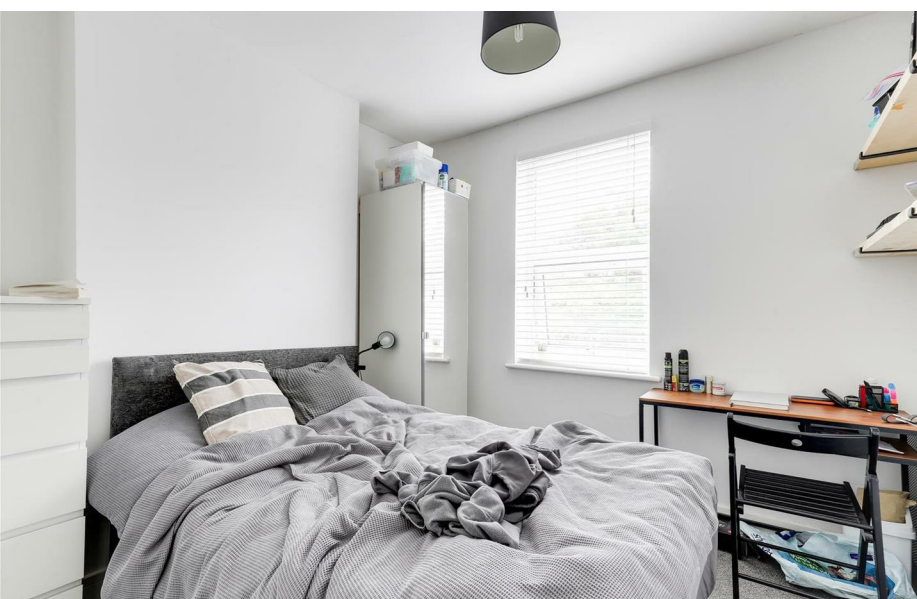


6-BED HMO IN PRIME LOCATION...  
GUIDE PRICE - £400,000 - £425,000

This fully let six-bedroom HMO mid-terraced house in West Bridgford presents an exceptional investment opportunity for both new and experienced landlords, boasting an impressive annual gross rental yield of approximately 9.17% and offered with no upward chain. Nestled in a highly desirable area, the property is conveniently located near a variety of local amenities, including the scenic River Trent, the City Ground, and an array of bars, eateries, and shops in West Bridgford, along with easy access to Nottingham City Centre, Universities, and QMC. Internally, the ground floor features an inviting entrance hall leading to a spacious bay-fronted living room, a well-equipped fitted kitchen, a practical shower suite, and a comfortable double bedroom, complemented by access to the cellar. The first floor hosts four generously sized bedrooms, all serviced by a four-piece bathroom suite, while the second floor offers an additional spacious double bedroom. Outside, residents can enjoy the convenience of on-street permit parking at the front and a low-maintenance courtyard at the rear, perfect for outdoor relaxation.

MUST BE VIEWED





- Mid-Terraced House
- 6-Bed HMO Property
- Fully Let
- Good-Sized Living Room
- Modern Fitted Kitchen
- Two Bathrooms
- Low Maintenance Courtyard
- Sought-After Location
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

27'7" x 6'11" (8.42 x 2.11)

The entrance hall has wood-effect flooring, carpeted stairs, access to the cellar, coving to the ceiling, a radiator, and a single composite door providing access into the accommodation.

### Living Room

15'10" x 13'3" (4.83 x 4.05)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, and a ceiling rose.

### Bedroom Six

12'9" x 11'1" (3.90 x 3.39)

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

### Kitchen

17'0" x 9'7" (5.19 x 2.94)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for two washing machines and a dishwasher, a wall-mounted BAXI boiler, space for an American-style fridge freezer, wood-effect flooring, tiled splashback, a UPVC double-glazed window to the rear elevation, and a single UPVC door to access the rear garden.

### Shower Room

5'0" x 4'4" (1.53 x 1.33)

This suite has a low level dual flush W/C, a wall-mounted wash basin with tiled splashback, a corner-fitted shower enclosure with a wall-mounted electric shower fixture, waterproof splashback, a chrome heated towel rail, wood-effect flooring, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## BASEMENT LEVEL

### Cellar

21'5" x 7'1" (6.54 x 2.16)

The cellar has lighting.

## FIRST FLOOR

### Landing

16'0" x 7'0" (4.89 x 2.14)

The landing has carpeted flooring, a loft hatch, and provides access to the first floor accommodation.

### Bedroom Two

12'10" x 11'3" (3.92 x 3.44)

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

### Bedroom Three

9'6" x 9'0" (2.92 x 2.75)

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

### Bedroom Four

11'1" x 9'3" (3.38 x 2.82)

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

### Bedroom Five

12'11" x 11'4" (3.96 x 3.47)

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

### Bathroom

7'6" x 6'2" (2.30 x 1.89)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage underneath, a panelled bath, a corner-fitted shower enclosure with a wall-mounted electric shower fixture, waterproof splashback, wood-effect flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## SECOND FLOOR

### Landing

16'0" x 7'1" (4.90 x 2.16)

The upper landing has carpeted flooring and provides access to the second floor accommodation.

## Master Bedroom

18'8" x 11'1" (5.69 x 3.65)

The main bedroom has carpeted flooring and a skylight window.

## OUTSIDE

To the front of the property is on-street permit parking and to the rear is a low maintenance courtyard.

## ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – TBC

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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.

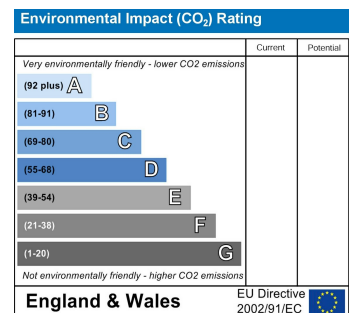
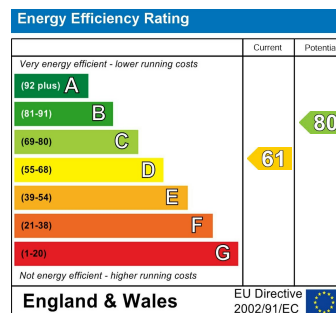
The vendor has advised the following:

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.



Rushworth Avenue, West Bridgford, Nottinghamshire NG2 7LF

HoldenCopley  
PREPARE TO BE MOVED



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

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://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.