

# HoldenCopley

PREPARE TO BE MOVED

Eltham Road, West Bridgford, Nottinghamshire NG2 5JS

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Guide Price £1,250,000

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GUIDE PRICE  
£1,250,000-£1,350,000

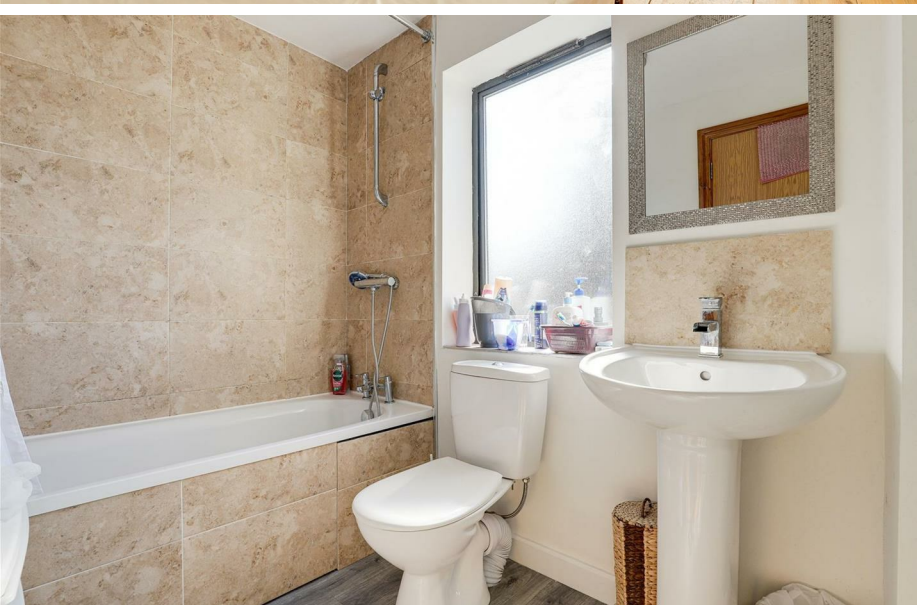
#### FANTASTIC INVESTMENT OPPORTUNITY...

A rare opportunity to acquire a substantial investment property comprising three fully-let 5-bedroom HMOs, sold as a single unit. Situated in the highly sought-after area of West Bridgford, this impressive portfolio promises strong and immediate rental returns, with all 15 bedrooms currently tenanted. Each of the three properties has been thoughtfully designed for modern shared living and features an entrance hall, convenient ground floor WC, and a well-appointed fitted kitchen open-plan to a spacious living and dining area—ideal for communal use. Across the first floor, you'll find three generously sized double bedrooms and a bathroom suite, while the second floor boasts two additional double bedrooms in each property, offering ample space for tenants. Externally, the properties benefit from low-maintenance gardens to both the front and rear, as well as access to a private car park providing six allocated spaces—two per property. With excellent transport links, close proximity to local amenities, and easy access to Nottingham City Centre, this is a superb turn-key investment opportunity in one of the city's most desirable rental locations.

#### MUST BE VIEWED







- Three 5-Bed HMO Properties
- Fully Let
- Great Investment Opportunity
- Three-Storey Accommodation
- Three Kitchens & Open Plan Living Areas
- Three Bathrooms
- Low Maintenance Gardens
- Private Car-Park To Rear With Allocated Spaces
- Sought-After Location
- Must Be Viewed











71 - GROUND FLOOR

Entrance Hall

7'6" x 10'6" (2.29m x 3.21m)

The entrance hall has wooden flooring, a radiator, carpeted stairs, wall-mounted coat hooks, and a single composite door providing access into the accommodation.

WC

2'9" x 5'6" (0.84m x 1.69m)

This space has a low level dual flush WC, a wash basin, tiled splashback, grey wood-effect flooring, a radiator, an extractor fan, a fuse board, and an obscure block-glass window to the front elevation.

Kitchen

7'4" x 10'2" (2.24m x 3.10m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for an American-style fridge freezer, space and plumbing for a dishwasher and a washing machine, wood-effect flooring, tiled splashback, a double-glazed window to the front elevation, and open plan to the living room.

Living Room

19'4" x 15'5" (5.91m x 4.72m)

The living room has wooden flooring, two radiators, a TV point, space for a dining table, an in-built cupboard, a double-glazed window to the rear elevation, and double doors opening out to the garden.

71 - FIRST FLOOR

Landing

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

Bedroom One

12'4" x 7'5" (3.77m x 2.27m)

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

Bedroom Two

7'6" x 16'4" (2.31m x 5.00m)

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

Bedroom Three

7'5" x 16'0" (2.27m x 4.89m)

The third bedroom has a double-glazed window to the front elevation, wooden flooring, and a radiator.

Bathroom

7'3" x 5'7" (2.23m x 1.72m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a double-glazed obscure window to the front elevation.

71 - SECOND FLOOR

Upper Landing

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

Bedroom Four

9'8" x 12'1" (2.97m x 3.69m)

The fourth bedroom has a Velux window with a fitted blind, wooden flooring, a radiator, and eaves storage.

Bedroom Five

9'10" x 15'5" (3.01m x 4.70m)

The fifth bedroom has two Velux windows with fitted blinds, wooden flooring, a radiator, and eaves storage.

73 - GROUND FLOOR

Entrance Hall

10'5" x 4'2" (3.18m x 1.28m)

The entrance hall has wooden flooring, a radiator, carpeted stairs, wall-mounted coat hooks, and a single composite door providing access into the accommodation.

WC

2'9" x 5'7" (0.84m x 1.72m)

This space has a low level dual flush WC, a wash basin, tiled splashback, grey wood-effect flooring, a radiator, an extractor fan, a fuse board, and an obscure block-glass window to the front elevation.

Kitchen

7'4" x 10'3" (2.24m x 3.13m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for two fridge freezers, space and plumbing for a dishwasher and a washing machine, wood-effect flooring, tiled splashback, a double-glazed window to the front elevation, and open plan to the living room.

Living Room

19'6"x 15'5" (5.96mx 4.72m)

The living room has wooden flooring, two radiators, a TV point, a wall-mounted boiler, space for a dining table, an in-built cupboard, a double-glazed window to the rear elevation, and double doors opening out to the garden.

73 - FIRST FLOOR

Landing

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

Bedroom One

12'5" x 7'6" (3.80m x 2.30m)

The first bedroom has a double-glazed window to the rear elevation, wooden flooring, and a radiator.

Bedroom Two

7'4" x 15'11" (2.24m x 4.87m)

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

Bedroom Three

7'4" x 16'1" (2.25m x 4.91m)

The third bedroom has a double-glazed window to the front elevation, wooden flooring, and a radiator.

Bathroom

7'6" x 5'10" (2.29m x 1.80m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a double-glazed obscure window to the front elevation.

73 - SECOND FLOOR

Upper Landing

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

Bedroom Four

9'8" x 12'1" (2.97m x 3.70m)

The fourth bedroom has a Velux window with a fitted blind, wooden flooring, a radiator, and eaves storage.

Bedroom Five

9'10" x 15'7" (3.02m x 4.75m)

The fifth bedroom has two Velux windows with fitted blinds, wooden flooring, a radiator, and eaves storage.

75 - GROUND FLOOR

Entrance Hall

8'5" x 10'4" (2.57m x 3.17m)

The entrance hall has wooden flooring, a radiator, carpeted stairs, wall-mounted coat hooks, and a single composite door providing access into the accommodation.

WC

2'11" x 5'8" (0.89m x 1.74m)

This space has a low level dual flush WC, a wash basin, tiled splashback, grey wood-effect flooring, a radiator, an extractor fan, a fuse board, and an obscure block-glass window to the front elevation.

Kitchen

7'6" x 10'4" (2.29m x 3.15m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for two fridge freezers, space and plumbing for a dishwasher, wood-effect flooring, tiled splashback, a double-glazed window to the front elevation, and open plan to the living room.

Living Room

15'9" x 19'4" (4.82m x 5.91m)

The living room has wooden flooring, two radiators, a TV point, space for a dining table, an in-built cupboard, a double-glazed window to the rear elevation, and double doors opening out to the garden.

75 - FIRST FLOOR

Landing

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

Bedroom One

12'5" x 7'6" (3.80m x 2.31m)

The first bedroom has a double-glazed window to the rear elevation, wooden flooring, and a radiator.

Bedroom Two

7'7" x 15'9" (2.32m x 4.82m)

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

Bedroom Three

7'5" x 16'3" (2.28m x 4.96m)

The third bedroom has a double-glazed window to the front elevation, wooden flooring, and a radiator.

Bathroom

5'10" x 7'8" (1.80m x 2.35m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a double-glazed obscure window to the front elevation.

75 - SECOND FLOOR

Upper Landing

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

Bedroom Four

9'10" x 13'0" (3.01m x 3.98m)

The fourth bedroom has a Velux window with a fitted blind, wooden flooring, a radiator, and eaves storage.

Bedroom Five

15'8" x 9'9" (4.80m x 2.99m)

The fifth bedroom has two Velux windows with fitted blinds, wooden flooring, a radiator, and eaves storage.

OUTSIDE

At the front of the property, you'll find block paving surrounded by a variety of shrubs and bordered by a charming picket fence. To the side, a driveway provides access to a private rear car park offering six allocated parking spaces, along with a low-maintenance garden and courtyard area.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal - Good 4G / 5G coverage  
Electricity - Mains Supply  
Water - Mains Supply  
Heating - Gas Central Heating - Connected to Mains Supply  
Septic Tank - No  
Sewage - Mains Supply  
Flood Risk Area - Very low risk  
Non-Standard Construction - No  
Any Legal Restrictions - Currently split into three separate land registry titles.  
Other Material Issues - No

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.

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

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