

## Mettham Street, Nottingham, NG7 1SH



Offers In Excess Of £200,000 Freehold



### Prime 3-Bedroom HMO in Lenton, Nottingham

Explore a fantastic investment opportunity with this three-bedroom HMO situated in the highly sought-after area of Lenton, Nottingham. Located conveniently close to both Nottingham University and Nottingham Trent University, this property is ideally positioned for student accommodation, offering a blend of convenience and excellent rental potential.

#### Key Features:

**Flexible Living Spaces:** The ground floor features two spacious reception rooms, perfect for use as a living room and dining room, along with a generous kitchen diner and a modern downstairs bathroom with shower.

**Comfortable Bedrooms:** The first floor includes two double bedrooms, while the second floor offers an additional double bedroom, providing ample space for tenants.

**Modern Enhancements:** The property boasts a recently fitted kitchen and bathroom, ensuring contemporary living standards.

## Lounge

**11'7" x 11'7"**

Stepping through upvc front door into the lounge which has radiator and window to the front elevation.

## Dining Room

**11'9" x 11'8"**

With stairs to the first floor, window to the rear, radiator, and door to the side elevation. Stairs lead down into the cellar.

## Kitchen

**15'1" x 6'10"**

Fitted with a range of wall and floor units in a wood grained effect finish with black worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap, four ring gas hob with extractor and electric oven. Space for all appliances, a breakfast bar, radiator, window and door to the side elevation.

## Shower Room

**6'0" x 6'5"**

Fitted with a three piece suite comprising wash hand basin, sink set in vanity unit and a corner shower cubicle. With aqua boarding, radiator and a window to the side elevation.

## Stairs & Landing

### Bedroom

**11'7" x 11'7"**

With radiator and window to the front elevation.

### Bedroom

**9'2" x 10'11"**

With radiator and window to the rear elevation.

## Stairs

### Bedroom

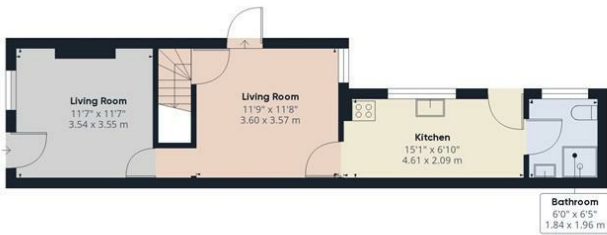
**17'5" x 11'9"**

With radiator and window to the front elevation.

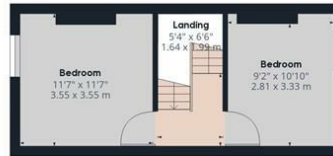
## Rear Garden

Paved for low maintenance.

## Licensing Information



Ground Floor



Floor 1



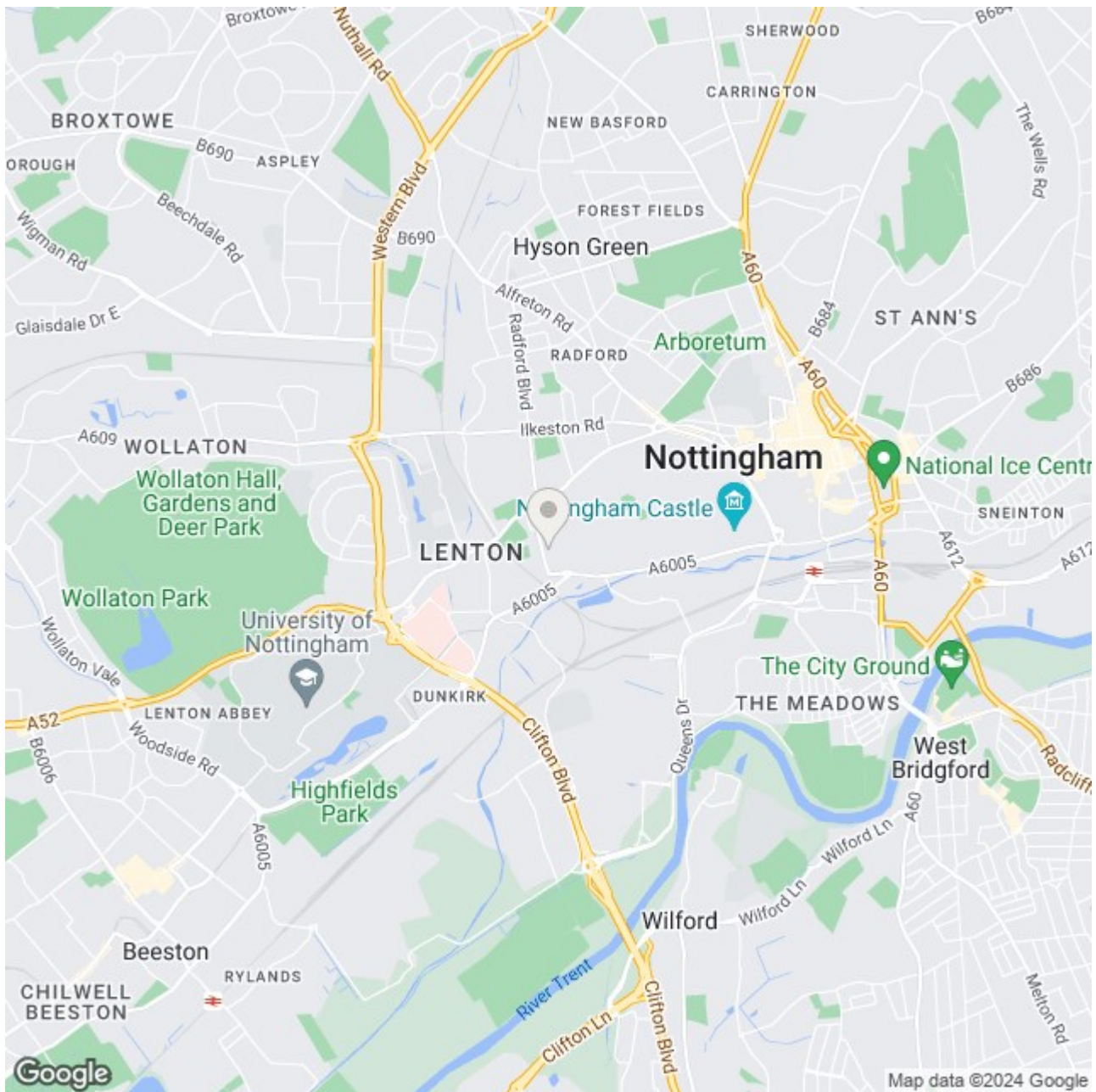
Floor 2

Approximate total area<sup>(1)</sup>  
927.24 ft<sup>2</sup>  
86.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>57</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	