

## Hart Street, Lenton, NG7 1SF



**£230,000 Freehold**



### Prime 4-Bedroom House in Lenton, Nottingham

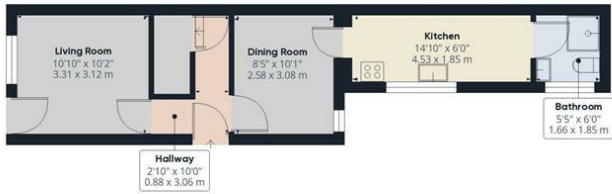
Introducing a fantastic investment opportunity in the highly desirable Lenton area of Nottingham. This four-bedroom home is perfectly positioned for student accommodation, being close to the Nottingham University campus. With spacious living areas and strong rental potential, this property is an excellent choice for savvy investors.

#### Key Features:

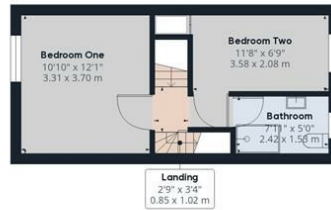
**Spacious Ground Floor:** Featuring two reception rooms, ideally suited for use as a living room and dining room, a fitted kitchen diner, and a modern downstairs bathroom with a shower.

**Comfortable Bedrooms:** The first floor includes two bedrooms and a second shower room, providing convenience and privacy. The top floor houses two additional double bedrooms, each equipped with sinks, enhancing tenant comfort.





Ground Floor



Floor 1



Floor 2

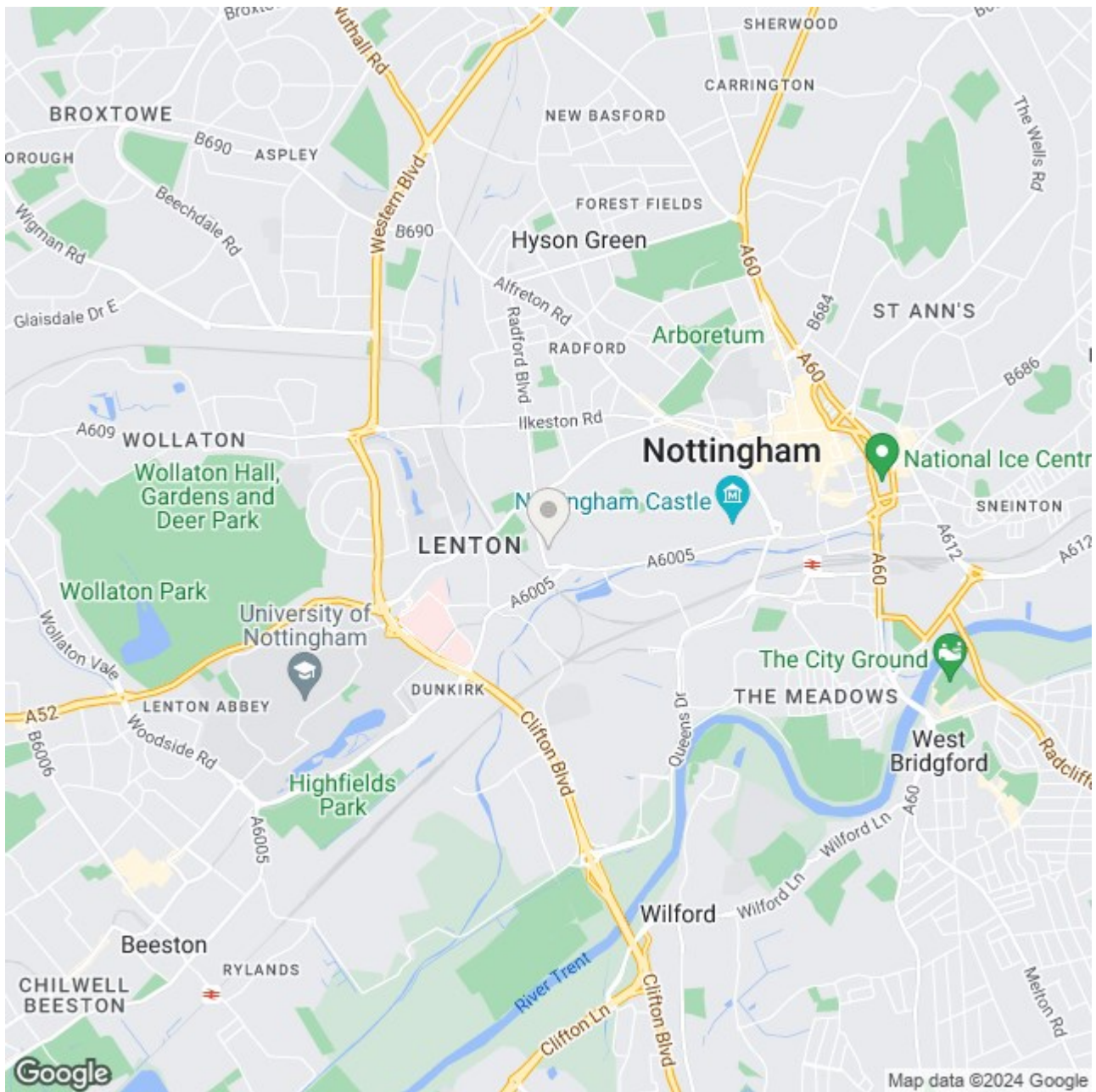
Approximate total area<sup>(1)</sup>  
920.21 ft<sup>2</sup>  
85.49 m<sup>2</sup>

(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.

GIRAFFE360





### 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>55</b>	<b>82</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	