

Cromwell Street, Nottingham, NG7 4GL



£275,000 Freehold



Stylish 4-Bedroom HMO in the Arboretum Area, Nottingham

Discover a prime investment opportunity in the highly sought-after Arboretum area of Nottingham with this newly refurbished four-bedroom HMO. Located close to Nottingham Trent University's city campus, this property is ideal for student accommodation, offering convenience, modern amenities, and excellent rental potential.

Key Features:

Modern Living Spaces: The ground floor features a reception room, perfect for use as a living room, and a newly fitted kitchen diner. The ground floor also includes a contemporary bathroom with a shower over the bath.

Comfortable Bedrooms: The first floor hosts two double bedrooms, with an additional two double bedrooms on the second floor, providing ample space and privacy for tenants.

Fully Refurbished: The property has been thoroughly refurbished with a new kitchen, bathroom, flooring, and redecoration throughout, ensuring a fresh and modern living

Lounge 11'9" x 11'4"

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

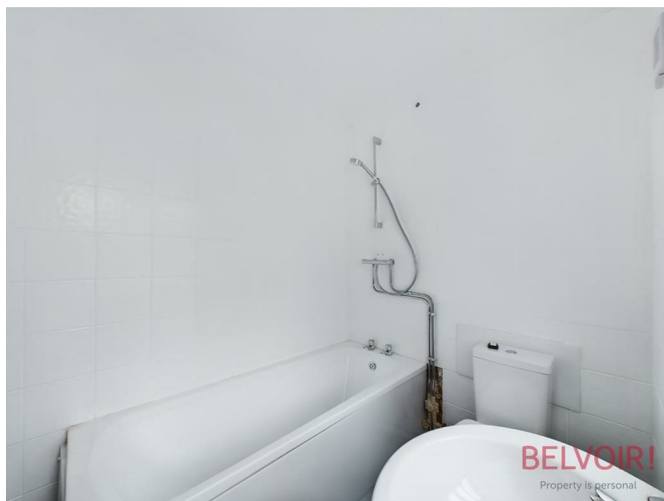
Kitchen/Diner 11'9" x 11'4"

A newly fitted kitchen with a range of navy wall and floor units with white worktops, integrated stainless steel sink and drainer with mixer tap, electric oven and ceramic hob with white subway tiles. With vinyl flooring, space for all appliances, radiator access to cellar and a window to the rear elevation.

Inner Hallway 3'3" x 3'9"

With door to the rear garden and storage cupboard.

Bathroom 6'8" x 5'5"



Fitted with a three piece suite comprising wash hand basin, wc and bath with mains fed shower. With part tiled walls, vinyl flooring, heated towel rail and window to the side elevation/

Stairs & Landing

With access to two rooms and stairs to the second floor.

Front Bedroom 11'10" x 11'5"



A double bedroom with radiator and window to the front elevation.

Bedroom 9'9" x 11'6"



A double bedroom with radiator and window to the rear elevation.

Landing

Front Top Bedroom 11'10" x 11'5"



A double bedroom with radiator and window to the front elevation.

Bedroom 9'9" x 11'7"

A double bedroom with radiator and window to the rear elevation.

Outside Front

A long front garden with path to the front door and grassed area with hedge to one side.

Outside Rear

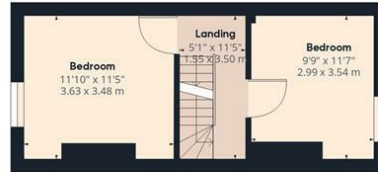


Concrete for low maintenance with walls to all sides and access gate to the rear.

Licensing Information



Ground Floor



Floor 1



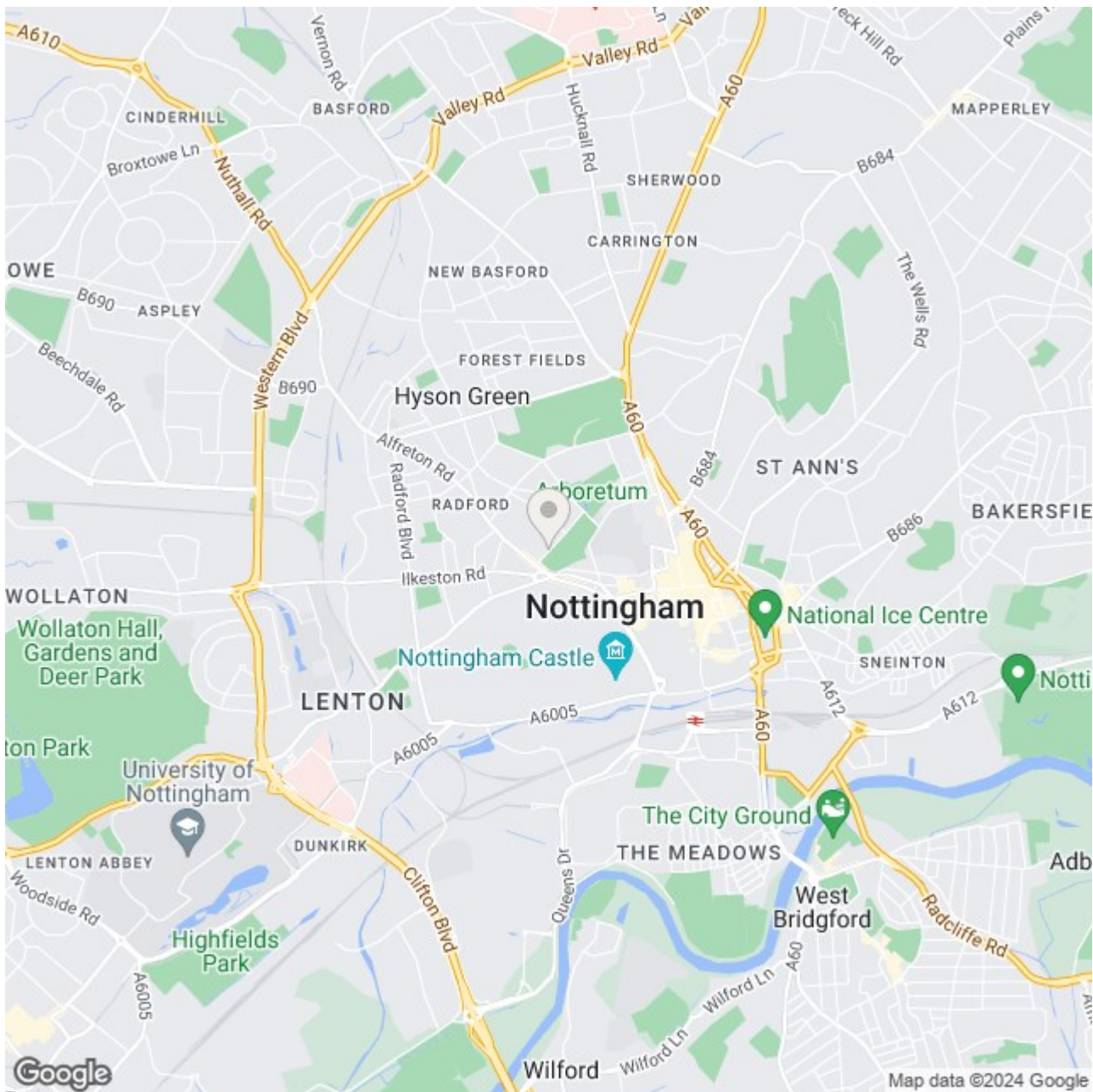
Floor 2

Approximate total area⁽¹⁾
943.13 ft²
87.62 m²

(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) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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