

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Beeston, Nottinghamshire NG9 3AP

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Guide Price £550,000 - £600,000

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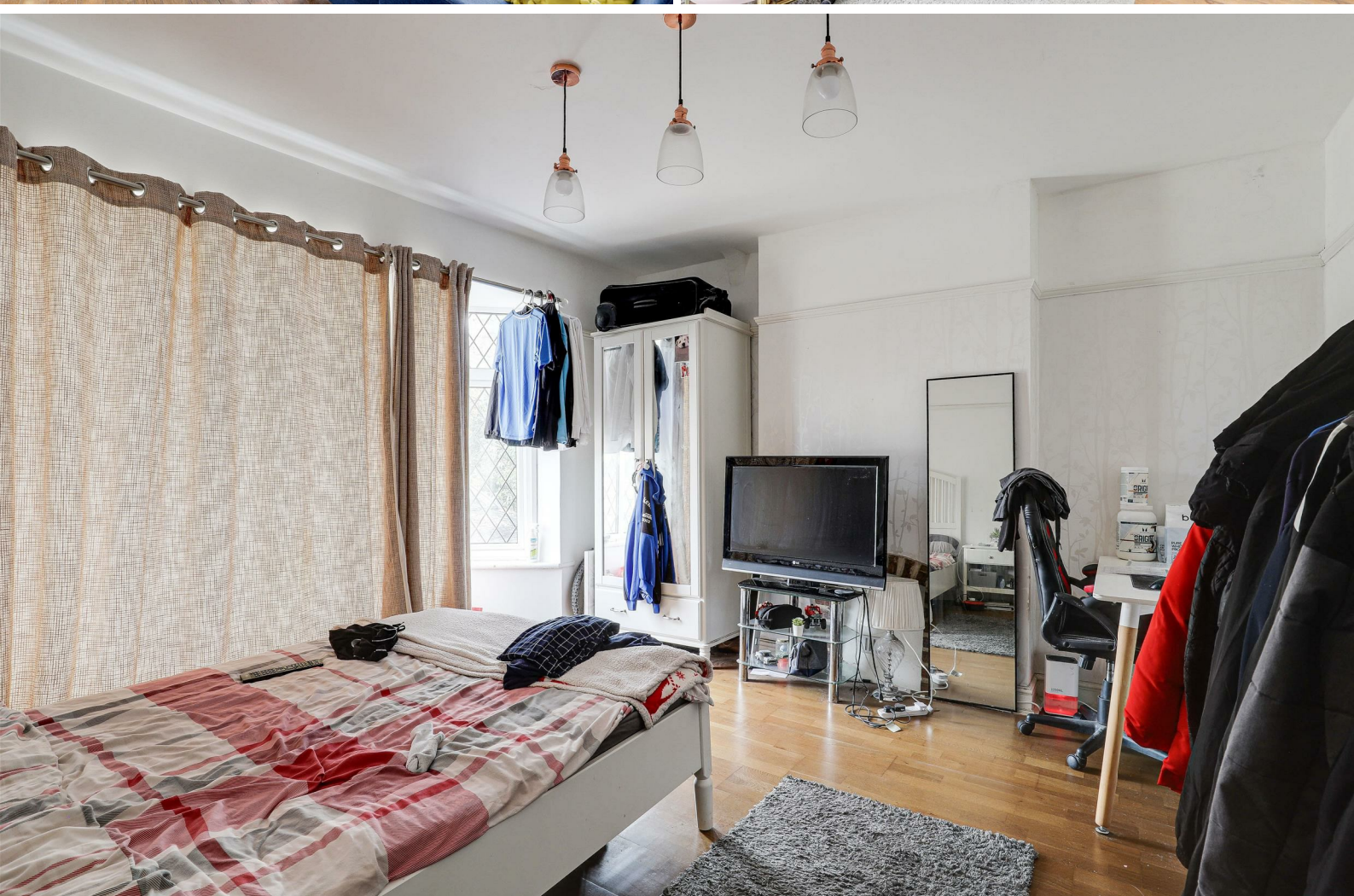
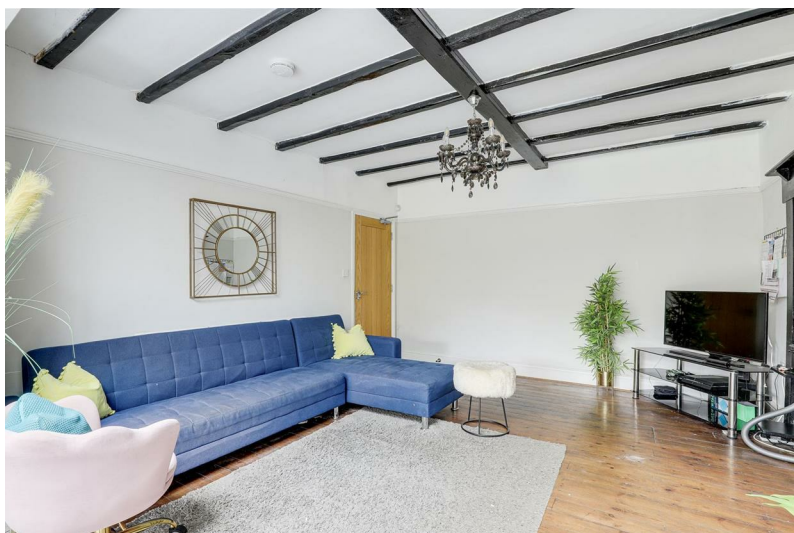


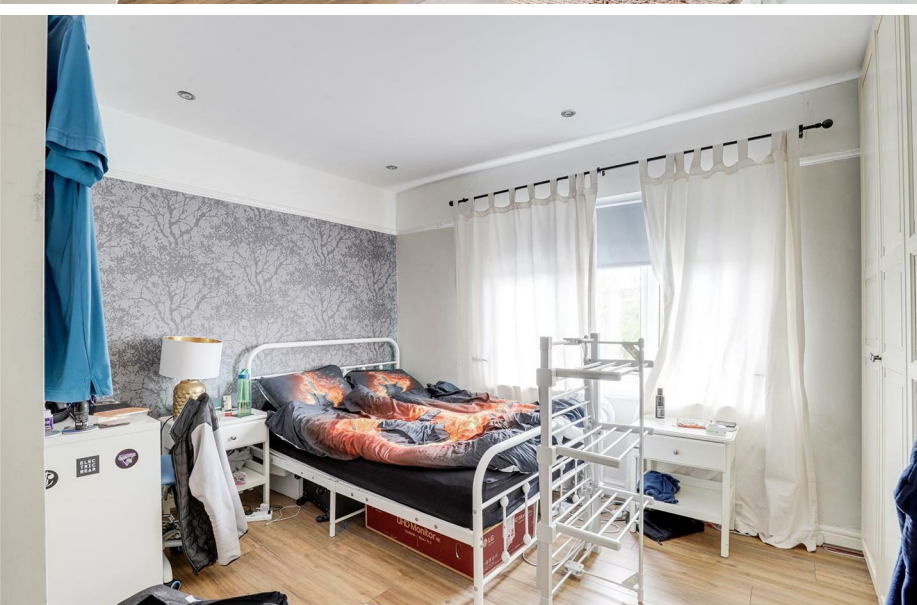
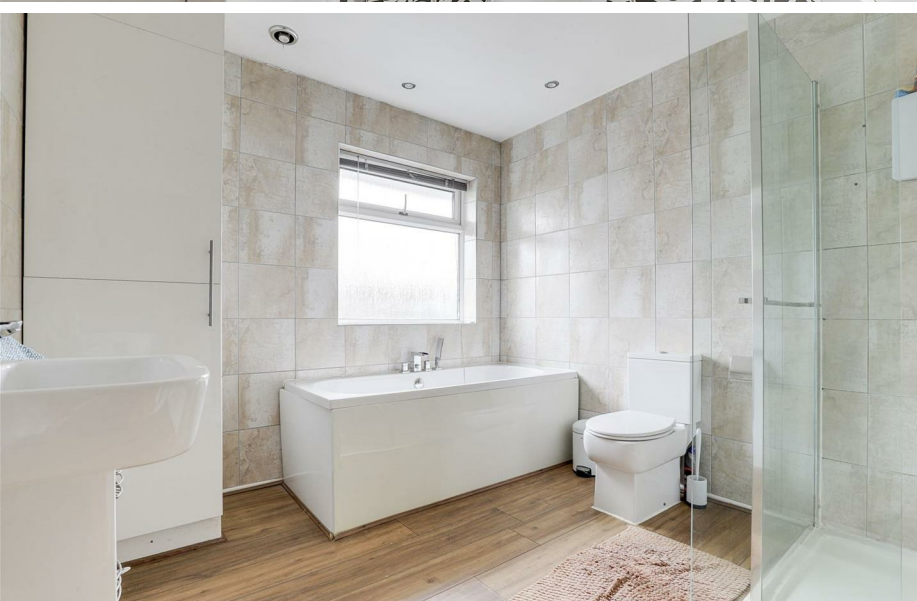
GUIDE PRICE: £550,000 - £575,000

#### FULLY-LET INVESTMENT OPPORTUNITY...

A fantastic opportunity for both new and experienced investors, this substantial extended detached house is a fully let six-bedroom HMO, generating an impressive approximate 7.5% gross rental yield. Suitable for investors or owner-occupiers seeking a substantial detached home in a prime location, as there is potential for conversion back into a large family home. Occupying a generous-sized plot, the property boasts spacious accommodation inside and out, making it a highly attractive investment. Situated in a convenient location, the property offers excellent commuting links via the A52 and is within easy reach of Wollaton Park, Nottingham City Centre, the Universities, and QMC, ensuring strong rental demand. Internally, the ground floor comprises a porch and entrance hall, leading into a charming living room featuring an inglenook-style fireplace and exposed beams, adding a touch of character. This space flows open-plan into a modern kitchen extension, fitted with sleek units and a central breakfast bar island. The ground floor also hosts three double bedrooms, all serviced by a shower suite. To the first floor, there are two large double bedrooms, each benefitting from private en-suites, a further double bedroom, and a four-piece bathroom suite. Externally, the property continues to impress with a large driveway offering ample off-road parking, alongside garage access. To the rear, a private enclosed garden features a patio seating area and a well-maintained lawn, perfect for tenants to enjoy. With its prime location, spacious layout, and excellent rental yield, this property presents a rare and lucrative investment opportunity.

#### MUST BE VIEWED





- Substantial Detached House
- 6-Bed HMO
- Modern Fitted Breakfast Kitchen
- Open Plan Living
- Four Modern Bathroom Suites
- Fully Let With Tenants In-Situ
- Ample Off-Road Parking & Single Garage
- Generous-Sized Private Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

3\*10" x 9\*4" (1.17m x 2.85m)

The porch has tiled flooring, textured internal walls, UPVC double-glazed windows to the front and side elevation, and a single UPVC door providing access into the accommodation.

Hallway

12\*8" x 9\*0" (3.88m x 2.75m)

The hall has wooden flooring, carpeted stairs, a radiator, a picture rail, a wood-framed window to the front elevation, and a Westminster double-glazed external oak door via the porch.

Living Room

13\*6" x 16\*1" (4.13m x 4.92m)

The living room has wooden flooring, an Inglenook style fireplace with a cast-iron fire and two wood-framed windows to the side elevation, exposed beams on the ceiling, a picture rail, a TV point, a radiator, and open access into the breakfast kitchen.

Breakfast Kitchen

10\*9" x 11\*10" (3.30m x 3.63m)

The kitchen has a range of fitted handleless base and wall units with marble-effect worktops and a central breakfast bar island, a composite sink with a brushed brass swan neck mixer tap and drainer, an integrated oven with a five-ring gas hob, extractor fan and splashback, an integrated washing machine, decorative tiled splashback, space for a fridge freezer, tiled flooring, recessed spotlights, a skylight window, a vertical radiator, and a sliding patio door opening out to the rear garden.

Bedroom One

12\*11" x 13\*8" (3.95m x 4.17m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a picture rail, and a radiator.

Bedroom Two

11\*5" x 8\*11" (3.49m x 2.74m)

The second bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, recessed spotlights, and a radiator.

Bedroom Three

10\*7" x 9\*10" (3.24m x 3.02m)

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

Shower Room

5\*3" x 5\*6" (1.61m x 1.70m)

The shower room has a low level dual flush WC, a wash basin with fitted storage cupboard, a shower enclosure with a wall-mounted Mira electric shower, tiled splashback, tiled flooring, a heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

9\*4" x 6\*9" (2.86m x 2.08m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, and provides access to the first floor accommodation.

Bathroom

10\*2" x 8\*10" (3.11m x 2.71m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a double-ended bathtub with central taps and a pull-out shower head, a walk-in shower enclosure with a wall-mounted Bristan Bliss electric shower fixture, wood-effect flooring, fully tiled walls, fitted cupboards, a vertical radiator, recessed spotlights, a loft hatch, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Four

12\*1" x 13\*1" (3.70m x 4.01m)

The fourth bedroom has dual aspect UPVC double-glazed windows, wood-effect flooring, a picture rail, a radiator, and access into an en-suite.

En-Suite

4\*11" x 5\*2" (1.50m x 1.60m)

The en-suite has a low level dual flush WC, a pedestal wash basin, a wall-mounted vanity cabinet, a corner fitted shower enclosure with an overhead twin rainfall shower, tiled splashback, tiled flooring, a heated towel rail, an extractor fan, and recessed spotlights.

Bedroom Five

8\*10" x 11\*6" (2.71m x 3.52m)

The fifth bedroom has dual aspect UPVC double-glazed windows, wood-effect flooring, a picture rail, and a radiator.

Bedroom Six

13\*6" x 10\*9" (4.14m x 3.29m)

The sixth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a picture rail, a radiator, recessed spotlights, and access into an en-suite.

En-Suite

6\*10" x 3\*9" (2.09m x 1.149m)

The en-suite has a low level dual flush WC, a wash basin with a fitted storage cupboard, a wall-mounted vanity cabinet, a shower enclosure with an overhead twin rainfall shower, tiled splashback, tiled flooring, a heated towel rail, an extractor fan, and recessed spotlights.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing ample off road parking. Additionally, there is access into the garage, raised planters, and gated side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of mature trees, plants and shrubs, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / Some 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Medium risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

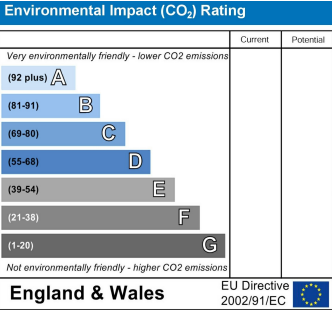
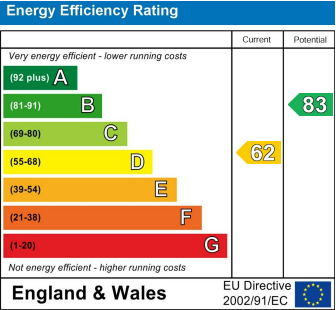
Council Tax Band Rating - Broxtowe Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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