



44 Burns Street, Arboretum, Nottingham, NG7 4DT

Offers In The Region Of £500,000

- Period Mid Terraced Property
- Six Double Bedrooms & Two Shower Rooms
- Two Living Rooms Plus Fitted Kitchen
- Let Until Summer 2025
- Superb Investment Purchase
- Council Tax Band A & EPC Rating D

44 Burns Street, Arboretum NG7 4DT

Situated in the popular Arboretum, this period terraced property is close to Nottingham City Centre, central University sites and the Forest Recreation Ground. The tram network and main road routes make journeys short and easy!

The property provides accommodation arranged over four floors which includes six double bedrooms, two shower rooms, two spacious living rooms, and a fitted kitchen.

Benefiting from gas central heating and double glazing, the property also has an enclosed yard to the rear.

An ideal investment purchase! Viewing is essential.



Council Tax Band: A



ACCOMMODATION

The entrance door at the front of the property opens to the entrance hall. From here, there are stairs to the lower ground floor and to the first floor, and doors into the ground floor bedroom, and the lounge/diner.

Facing the rear, the good size lounge/diner gives open access to the kitchen, which is fitted with a range of wall and base units, has a sink and drainer unit, and appliances including an oven, a hob, a fridge/freezer, and a washing machine. A door leads out from the kitchen, to the rear yard.

On the lower ground floor level, there is a bedroom, a fitted shower room and a further spacious living room, which makes a great socialising area!

The first floor landing has stairs to the second floor, and doors into two bedrooms, and the second fitted shower room.

Finally, bedrooms five and six are situated on the second floor.

OUTSIDE

At the front of the property, steps lead up to the entrance door.

To the rear of the property there is a small enclosed yard area, with gated access off.

Currently Let

HMO Licensed, the property is let for the academic years 2023-2024, and 2024-2025.

(From 1st August 2023 at £780.00 per week, exclusive, for 50 weeks).

(From 1st August 2024 at £870.00 per week, exclusive, for 50 weeks).

Council Tax Band

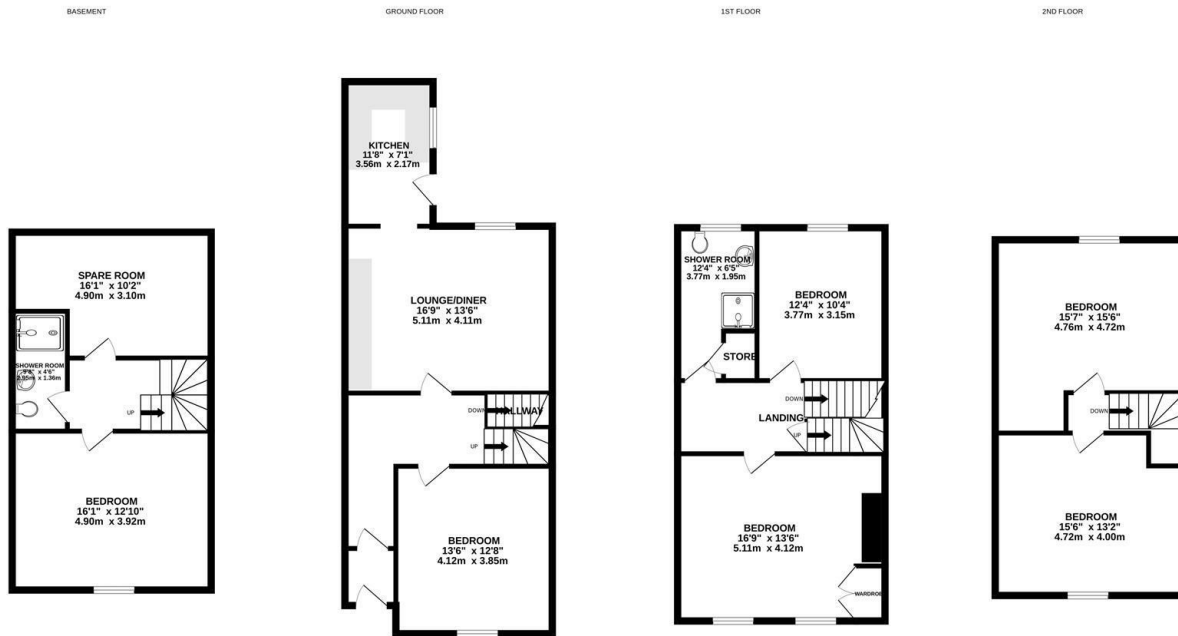
Council Tax Band A. Nottingham City Council

Referral Arrangement Note

Tassi Sales & Lettings will refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services. It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	