

HoldenCopley

PREPARE TO BE MOVED

Moor Street, Netherfield, Nottingham NG4 2FG

Offers Over £125,000

INVESTORS OPPORTUNITY INCOME 14.4% YIELD...

CASH BUYERS ONLY

Presenting a fantastic investment opportunity for buy-to-let investors, this three-bedroom end-terraced house is offered with no upward chain. Nestled in a popular location, it is just a short walk from the thriving Victoria Retail Park, Netherfield High Street, schools, and excellent commuting links. Step inside to discover the ground floor features two reception rooms, providing versatile living spaces. A modern kitchen adds functionality and style to the heart of the home. Ascending to the upper level, you'll find two well-proportioned double bedrooms, offering comfortable accommodations. The three-piece bathroom suite adds convenience for residents. Externally, the front of the property provides access to on-street parking. The rear garden is a low-maintenance haven with decorative stones, ensuring ease of upkeep. Gated access to the rear completes the outdoor space.

MUST BE VIEWED



- Income 14.4% Yield
- End-Terraced House
- Three Bedrooms
- Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Enclosed Garden
- No Upward Chain

GROUND FLOOR

Living Room / Bedroom

16'8" x 12'11" (5.09m x 3.95m)

The living room/bedroom has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Dining Room

12'0" x 11'0" (3.67m x 3.36m)

The dining room has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Kitchen

12'10" x 9'4" (3.93m x 2.85m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated hob, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, partially tiled walls, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the front elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a window to the front elevation and access to the first-floor accommodation.

Master Bedroom

16'7" max x 14'3" max (5.08m max x 4.35m max)

The main bedroom has carpeted flooring, a radiator, access to the loft, and three UPVC double-glazed windows to the front elevation.

Bedroom Two

15'1" x 9'5" (4.61m x 2.89m)

The second bedroom has carpeted flooring, a radiator, access to the loft, an in-built storage cupboard, and two UPVC double-glazed windows to the front and side elevation.

Bathroom

8'9" x 7'7" (2.68m x 2.32m)

The bathroom has a low level flush W/C, a pedestal wash basin, a bath with a handheld shower head, an extractor fan, partially tiled walls, vinyl flooring and a radiator.

OUTSIDE

Front

The front of the property has access to on-street parking.

Rear

To the rear of the property is an enclosed low-maintenance garden with decorative stones, fence panelling and gated access to the rear.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

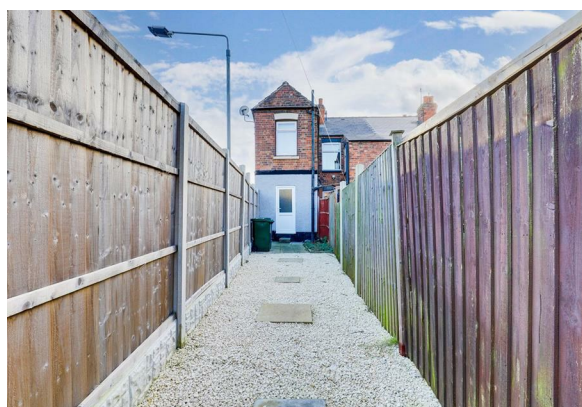
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	87
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	



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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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