

HoldenCopley

PREPARE TO BE MOVED

Colwick Road, Sneinton, Nottinghamshire NG2 4AL

Guide Price £225,000

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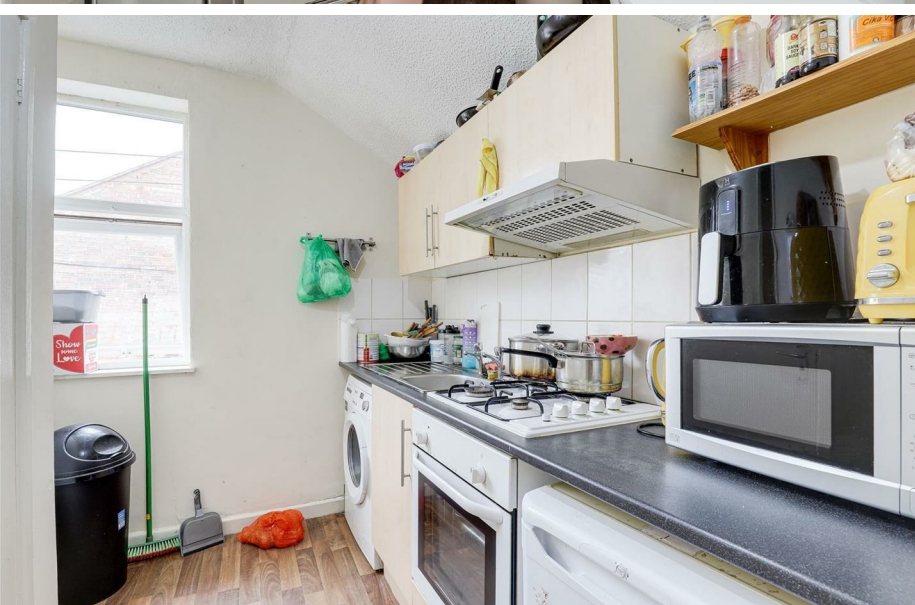
£225,000 - £250,000

SOLD WITH TENANTS IN SITU...

This mid-terrace house presents an exceptional investment opportunity, perfectly situated close to local amenities. Spanning over three storeys, the property comprises of three self-contained flats, making it an attractive prospect for investors seeking rental income. Offered on the open market with tenants already in place, the house boasts a convenient layout. Enter through the entrance hall, leading to the ground floor which features a living room, a spacious double bedroom, a well-equipped fitted kitchen with access to the rear yard, and a three-piece bathroom suite. Ascending to the first floor reveals flat number two, offering a comfortable living room, another double bedroom, a fitted kitchen, and a three-piece bathroom suite. The second floor hosts the third flat, complete with an open-plan kitchen and living room area, a generously sized bedroom, and a three-piece bathroom suite. Outside, the property offers on-street parking to the front, while the rear boasts an enclosed yard bordered by a painted brick wall, with gated access providing security and privacy.

MUST BE VIEWED





- Mid Terraced House
- Three Self-Contained Flats
- Living Rooms
- Fitted Kitchens
- Three-Piece Bathroom Suites
- Enclosed Rear Yard
- Sold With Tenants In Situ
- Close To Local Amenities
- 14% Gross Rental Yield
- Investment Opportunity





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, coving to the ceiling, a ceiling rose, a decorative arch, and a single door providing access into the accommodation.

Living Room

14'7" x 11'2" (4.46m x 3.42m)

The living room has a UPVC double glazed window to the rear elevation, a TV point, space for a dining table, and carpeted flooring.

Kitchen

12'3" x 14'0" (3.75m x 4.27m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge and freezer, two open in-built cupboards, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

Bedroom

10'9" x 14'4" (3.29m x 4.37m)

The bedroom has a UPVC double glazed bay window to the front elevation, coving to the ceiling, and carpeted flooring.

Bathroom

4'6" x 6'7" (1.39m x 2.01m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, and provides access to the first floor accommodation.

Living Room

8'7" x 12'2" (2.62m x 3.72m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a TV point, and carpeted flooring.

Kitchen

8'2" x 5'5" (2.49m x 1.67m)

The kitchen has a range of base and wall units with worktops, a stainless steel sink and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

Bedroom

14'0" x 14'5" (4.28m x 4.40m)

The bedroom has a UPVC bay window and a UPVC window to the front elevation, a radiator, and carpeted flooring.

Bathroom

2'9" x 6'6" (0.85m x 2.00m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, partially tiled walls, and wood-effect flooring.

SECOND FLOOR

Landing

The landing has a skylight, carpeted flooring, an in-built cupboard, and access to the second floor accommodation.

kitchen Living Room

13'7" x 11'0" (4.15m x 3.36m)

The kitchen area has a range of fitted base and wall units with a worktop, a stainless steel sink and drainer, an integrated oven with a gas ring hob, and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge freezer, tiled splashback, vinyl flooring, and a UPVC double glazed window to the front elevation.

The living area has a UPVC double glazed window to the front elevation, a radiator, access into the loft, and carpeted flooring.

Bedroom

8'8" x 12'4" (2.65m x 3.77m)

The bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

2'8" x 7'3" (0.82m x 2.21m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted electric shower fixture, a singular spotlight, partially tiled walls, and vinyl flooring

OUTSIDE

Front

To the front of the property is on-street parking, and a small courtyard.

Rear

To the rear of the property is an enclosed rear yard with a painted brick wall surround, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - 67Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating -Nottingham City 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:

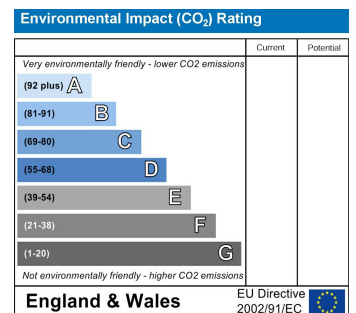
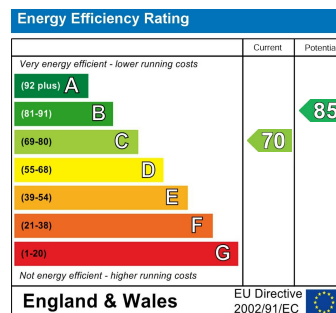
Property Tenure is Freehold

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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.

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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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