Holden Copley PREPARE TO BE MOVED

Woodborough Road, Mapperley, Nottinghamshire NG3 4JZ

Guide Price £285,000

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GUIDE PRICE: £285,000 - £325,000

THREE SELF-CONTAINED FLATS...

This semi-detached house has been converted into three separate self-contained flats. This property is a haven for investors seeking a lucrative addition to their portfolio. With its strategic location and versatile layout, each flat offers comfortable living spaces and promises a consistent rental income. Upon entering the ground floor flat, you are welcomed into a spacious entrance hall. The ground floor flat features a well-appointed living room with an en-suite bathroom. The bedroom is also equipped with an en-suite. A fully-equipped kitchen with ample cabinetry adds to the functionality of this flat. Furthermore, a dedicated boiler room ensures efficient maintenance of the heating system. Ascending to the first floor flat, you'll discover a living room, a kitchen and a generously-sized bedroom boating an en-suite bathroom. The second floor flat carries a kitchen, a bedroom complete with an en-suite bathroom and an additional shower room. This property represents a golden opportunity for astute investors seeking a substantial return on investment. The three self-contained flats provide a diverse rental income stream, catering to a wide range of tenants. The desirable location ensures a high demand for quality rental properties, making this acquisition a prudent choice. Nestled in Mapperley, this property enjoys the convenience of local amenities, schools, parks and transportation links making it an ideal choice for those seeking a balanced and vibrant lifestyle.

MUST BE VIEWED









- Three Self-Contained Flats
- Three Bedrooms
- Two Bay-Fronted Living Rooms
- Three Fitted Kitchens
- Four En-Suites & A Three-Piece Bathroom Suite
- No Upward Chain
- Great Investment Opportunity
- Spacious Accommodation
- Popular Location
- Must Be Viewed









GROUND FLOOR FLAT

Entrance Hall

 6^{4} " × 5^{1} " (1.94m × 1.82m)

The entrance hall has wood-effect flooring, a radiator, an oval window to the side elevation and a single door providing access into the accommodation

Hallway

 10^{5} " × 3^{8} " (3.19m × 1.13m)

The hallway has wood-effect flooring and recessed spotlights

Living Room

 16^{2} " × 12^{7} " (4.94m × 3.86m (max))

The living room has wood-effect flooring, a radiator, recessed spotlights, access to the en-suite and a bay window to the front elevation

Fn-Suite

 $4^{\circ}9'' \times 4^{\circ}5''$ (I.46m × I.35m)

The en-suite has a low-level dual flush W/C, a fitted shower enclosure with a wall-mounted shower fixture, a wall-mounted wash basin, a chrome heated towel rail and tiled splashback

Bedroom One

 14^{10} " × 10^{11} " (max) (4.53m × 3.33m (max))

The main bedroom has wood-effect flooring, a radiator, recessed spotlights, access to the en-suite and a window to the rear elevation

Fn-Suite

 $4^{\circ}10'' \times 4^{\circ}5'' (1.49m \times 1.36m)$

The en-suite has a low-level dual flush W/C, a fitted shower enclosure with a wall-mounted shower fixture, a wall-mounted wash basin and a chrome heated towel rail

Kitchen

 12^{2} " × 11^{1} " (max) (3.72m × 3.40m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, a hob, an extractor hood, wood-effect flooring, recessed spotlights, a window to the rear elevation and a single door providing access to the rear

Boiler Room

 $6^{*}7" \times 3^{*}8" (2.03m \times 1.13m)$

The boiler room has wood-effect flooring and a wall-mounted boiler

FIRST FLOOR FLAT

Landing

 $10^{\circ}1'' \times 7^{\circ}2'' \text{ (max) (3.09m \times 2.19m (max))}$

The landing has wood-effect flooring, a radiator and provides access to the first floor accommodation

Living Room

 16^{2} " × 12^{8} " (max) (4.94m × 3.87m (max))

The living room has wood-effect flooring, a radiator and a bay window to the front elevation

Bedroom Two

 $16^{\circ}9" \times 14^{\circ}10" \text{ (max) } (5.11m \times 4.54m \text{ (max))}$

The second bedroom has wood-effect flooring, a radiator, recessed spotlights, access to the en-suite and three windows to the rear elevation

En-Suite

 $8^{\circ}0" \times 2^{\circ}4" (2.44m \times 0.73m)$

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, tiled splashback and recessed spotlights

Kitchen

 9^{6} " × 6^{5} " (2.92m × 1.98m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, a integrated hob, an extractor hood, a radiator, recessed spotlights and a window to the front elevation

SECOND FLOOR FLAT

Landing

 10^{4} " \times 5 0 " (max) (3.16m \times 1.53m (max))

The landing has wood-effect flooring, a window to the side elevation and provides access to the second floor accommodation

Bedroom Three

 13^{10} " × 11^{1} " (4.23m × 3.40m)

The three bedroom has wood-effect flooring, a radiator, recessed spotlights and two windows to the rear elevation

En-Suite

 $II^*7" \times 3^*8" \text{ (max) } (3.55m \times I.13m \text{ (max))}$

The en-suite has a low-level dual flush W/C, a vanity-style wash basin, a fitted shower enclosure with a wall-mounted shower fixture, tiled splashback and recessed spotlights

Kitchen

 $13*8" \times 12*8" \text{ (max) (4.19m} \times 3.87m \text{ (max))}$

The kitchen has a range of fitted base and wall units with a worktop, a stainless steel sink, an integrated oven, an integrated hob, an extractor hood, a radiator, wood-effect flooring, recessed spotlights and a Velux window

Shower Room

 8^{3} " × 6^{6} " (2.52m × 1.99m)

The shower room has a low-level dual flush W/C, a vanity-style wash basin, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, tiled splashback, recessed spotlights and a Velux window

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

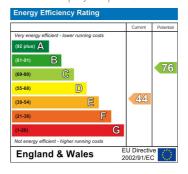
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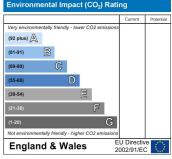
The vendor has advised the following: Property Tenure is Freehold

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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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