

HoldenCopley

PREPARE TO BE MOVED

Woodborough Road, Mapperley, Nottinghamshire NG3 4JT

Guide Price £300,000 - £325,000

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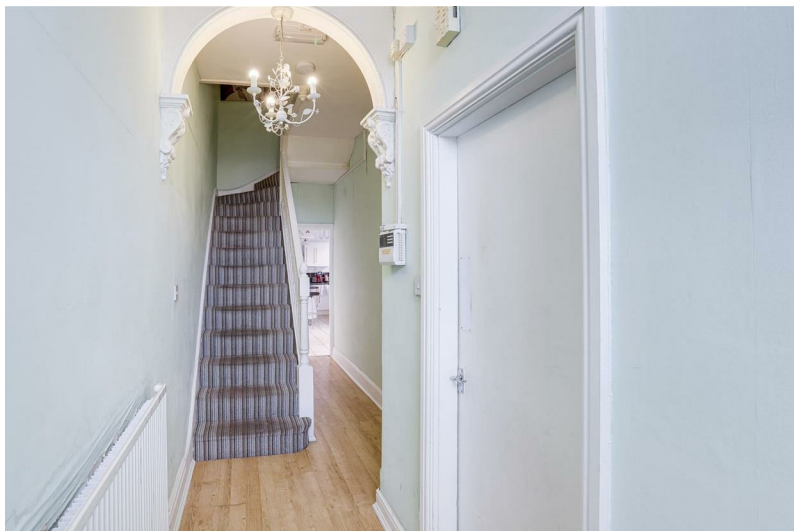


GUIDE PRICE: £300,000 - £325,000

CASH BUYERS ONLY...

This fully let five-bedroom HMO presents an outstanding investment opportunity for both new and experienced investors, offering strong rental returns in a highly desirable location, with the current annual rent being £22,872. Ideally situated just a short distance from a variety of local amenities, shops, and transport links, with quick access to the City Centre, this property is perfectly positioned to attract tenants seeking convenience and connectivity. The ground floor welcomes you with an entrance hall leading to two spacious reception rooms, a well-equipped breakfast kitchen, and access to a three-sectioned cellar, providing ample storage. On the first floor, three generous double bedrooms are serviced by a bathroom and a separate W/C, ensuring privacy and functionality for residents. The second floor boasts two additional double bedrooms, adding to the property's appeal for larger groups or shared tenants. Externally, the property features a low-maintenance rear garden with double gates, offering the convenience of off-road parking—a valuable asset in this prime location.

MUST BE VIEWED





- Semi-Detached House
- 5-Bed HMO
- Two Reception Rooms
- Large Breakfast Kitchen
- Cellar Split into Three Rooms
- Bathroom & Separate W/C
- Off-Road Parking
- Low Maintenance Garden
- Close To City Centre
- Current Annual Rent of £22,872





GROUND FLOOR

Entrance Hall

23'3" max x 5'10" (7.11m max x 1.80m)
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, a decorative ceiling arch, a wall-mounted security alarm panel, access to the cellar, and a single UPVC door providing access into the accommodation.

Living Room

12'11" x 15'11" plus bay (3.94m x 4.87m plus bay)
The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, coving to the ceiling, a picture rail, a recessed chimney breast alcove, a ceiling rose, and a radiator.

Dining Room

10'11" x 12'4" (3.33m x 3.77m)
The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving to the ceiling, and a recessed chimney breast alcove.

Breakfast Kitchen

18'10" x 12'0" (5.75m x 3.67m)
The kitchen has a range of fitted base and wall units with worktops and a central breakfast bar island, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, a wall-mounted boiler, tiled flooring, tiled splashback, a radiator, two UPVC double-glazed windows, and a single door providing access into the accommodation.

BASEMENT LEVEL

Cellar Entrance

16'4" max x 5'11" (4.99m max x 1.81m)

Cellar Room One

6'4" x 13'0" min (1.94m x 3.98m min)

Cellar Room Two

6'3" x 13'0" min (1.93m x 3.98m min)

FIRST FLOOR

Landing

12'4" x 5'10" (3.76m x 1.79m)
The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Bedroom One

17'5" x 13'0" (5.31m x 3.97m)
The first bedroom has three UPVC double-glazed windows to the front elevation, wood-effect flooring, a radiator, and coving to the ceiling.

Bedroom Three

12'5" x 11'0" (3.79m x 3.37m)
The third bedroom has a single-glazed window to the rear elevation, wood-effect flooring, and a radiator.

Inner Hallway

5'10" max x 7'1" (1.80m max x 2.16m)
The inner hall has carpeted flooring and access to the loft.

Bedroom Four

11'3" x 11'11" (3.45m x 3.65m)
The fourth bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, and a pedestal wash basin.

Bathroom

8'6" max x 6'2" (2.60m max x 1.88m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, tiled flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

W/C

5'8" x 2'11" (1.73m x 0.89m)
This space has a low level dual flush W/C, a pedestal wash basin, a radiator, tiled flooring, partially tiled walls, and an extractor fan.

SECOND FLOOR

Upper Landing

12'3" x 5'10" (3.74m x 1.80m)
The upper landing has carpeted flooring, a radiator, a sliding sash window to the rear elevation, access to the loft, and provides access to the second floor accommodation.

Bedroom Two

12'11" x 17'5" (3.95m x 5.32m)
The second bedroom has a UPVC double-glazed window to the side elevation, two Velux windows, wood-effect flooring, and two radiators.

Bedroom Five

12'6" x 11'0" (3.82m x 3.37m)
The fifth bedroom has a single-glazed window to the side elevation, a Velux window, wood-effect flooring, and a radiator.

OUTSIDE

To the rear of the property is a low maintenance garden with double gated access for off-road parking.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
Phone Signal – Mostly 4G / 5G
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+
Area - Low risk for surface water / very low risk for rivers & the sea
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

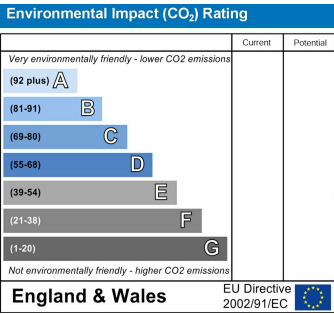
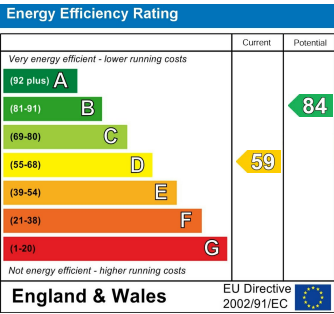
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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