

HoldenCopley

PREPARE TO BE MOVED

Ransom Road, Mapperley, Nottinghamshire NG3 3LH

£130,000

GREAT INVESTMENT...

This spacious two-bedroom mid-terrace property is an ideal addition to any investor's portfolio. With tenants already in place and no upward chain, this investment offers immediate income and a gross rental yield of approximately 6.9%. The property boasts a well-proportioned layout with two generous reception rooms on the ground floor, providing versatile living and dining spaces. A fitted kitchen completes the ground level, offering ample storage. Upstairs, you'll find two double bedrooms, and a well-appointed three-piece bathroom suite. Outside, the front of the property offers convenient on-street parking, while the rear features a low-maintenance garden with a courtyard area. Located in a residential area, this home is just moments from local shops and amenities, and benefits from excellent transport links with the city centre just a short distance away.

MUST BE VIEWED



- Mid-Terrace House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Close To City Centre
- Immediate Rental Income
- Investment Opportunity
- No Upward Chain

GROUND FLOOR

Living Room

12'4" x 11'2" (3.78m x 3.41m)

The living room has carpeted flooring, a radiator, a TV point, a UPVC double-glazed window to the front elevation, and a UPVC door providing access into the accommodation.

Dining Room

15'3" max x 12'5" (4.67m max x 3.79m)

The dining room has carpeted flooring, a radiator, space for a dining table, space for a fridge freezer, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

Kitchen

12'2" x 7'4" (3.73m x 2.25m)

The kitchen has fitted wall and base units with rolled-edge wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with gas hobs and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, partially tiled walls, tiled flooring, UPVC double-glazed windows to the side and rear elevation, and a UPVC providing access to the rear garden,

FIRST FLOOR

Landing

15'3" x 2'7" (4.66m x 0.79m)

The landing has carpeted flooring, a radiator, recessed spot lights, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12'4" x 11'2" (3.76m x 3.42m)

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

Bedroom Two

12'3" x 9'3" (3.75m x 2.82m)

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

Bathroom

7'3" x 6'10" (2.23m x 2.10m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with an electric shower and handheld shower head, a shower screen, a chrome heated towel rail, tiled walls, tiled flooring, and a UPVC double-glazed obscure window the the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear of the property is a low maintenance garden with steps leading down to a courtyard.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal - Good 4G / some 5G
Electricity - Mains Supply
Water - Mains Supply
Heating - Electric or Gas Central Heating - Connected to Mains Supply
Septic Tank - TBC
Sewage - Mains Supply
Flood Risk - No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction - TBC
Any Legal Restrictions - TBC
Other Material Issues -TBC

DISCLAIMER

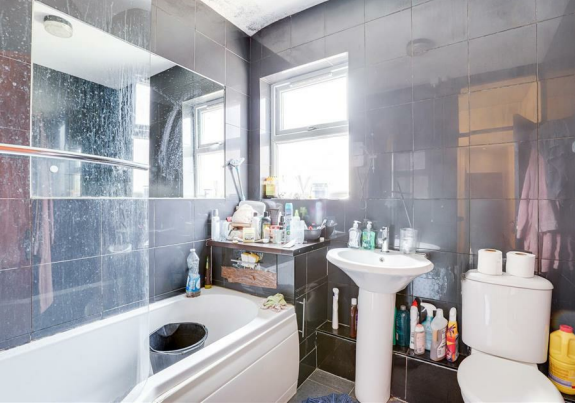
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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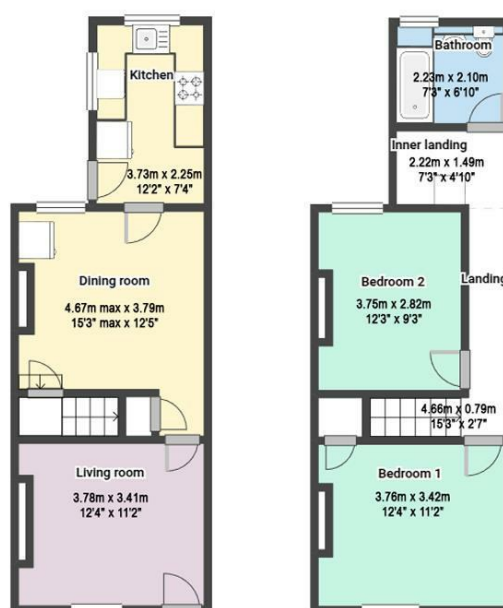
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.



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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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