



55 Latham Street, Nottingham, NG6 8HS

Asking price £140,000

- End Terrace House
- Tenant in Situ
- 3 Piece Bathroom
- Convenient Location
- EPC D
- Perfect Investment Property
- Spacious Living and Separate Dining Room
- 3 Spacious Bedrooms
- No Upward Chain
- Council Tax A

55 Latham Street, Nottingham NG6 8HS

IDEAL INVESTMENT OPPORTUNITY!

No Chain, Investment Opportunity!

Mulberry Lane are proud to bring to the market this 3 bedroom end-terrace house, which presents an exceptional investment opportunity, ideal for both novice and seasoned investors, with the added advantage of being offered to the market with no upward chain and tenant already in situ.

Nestled in Bulwell, the property enjoys proximity to a variety of local amenities, shops, and superb transport links, ensuring easy access to Nottingham City Centre. The ground floor boasts a good-sized living and separate dining room, a contemporary kitchen and a three piece bathroom suite. The first floor comprises two well-proportioned bedrooms and the second floor leads to the third bedroom.

Externally, the property features convenient on-street parking at the front and a low-maintenance garden at the rear, providing a private outdoor space.

Pictures for the property were taken prior to the current tenant moving in the property!

Call Mulberry Lane to secure a viewing on 0115 7042554



Council Tax Band: A



Ground Floor

Living Room

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

Dining Room

The dining room has a UPVC double-glazed window to the rear elevation, fireplace, carpeted flooring, a radiator and a internal door leading to the kitchen.

Kitchen

The kitchen has a range of fitted base and wall units with wood-effect laminate worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, a UPVC double-glazed window to the side elevation, and a small storage space leading to the bathroom and single UPVC door providing access to the rear garden.

Bathroom

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, waterproof splashback, wood-effect flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Second Floor

First Bedroom

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

Second Bedroom

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

Third Floor

Third Bedroom

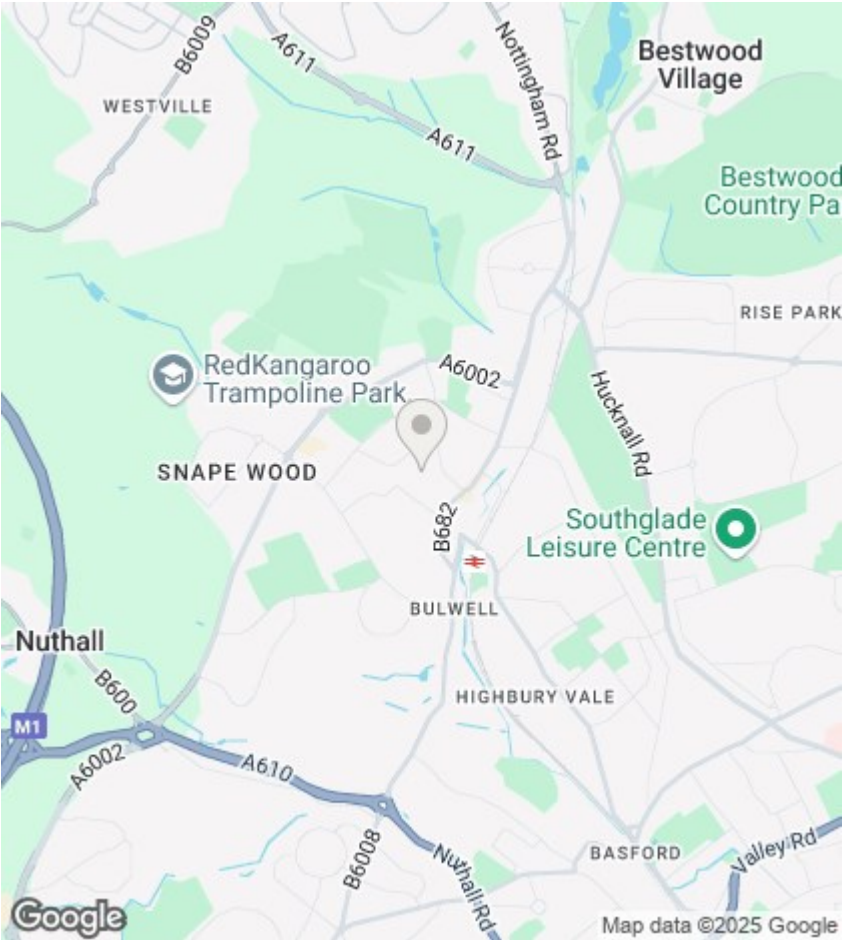
The large bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator.

Front

To the front of the property, there is the availability for on-street parking and gated access to the side and rear garden.

Rear

To the rear of the property is a low maintenance garden with concrete and grass covering.



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	