



**STUART
EDWARDS**

College Street

Long Eaton, Nottingham NG10 4NN

- High Rental Income Opportunity
- Scope to Increase to 8 Bed (Planning in Already in Place)
- Generous Plot of Land, Scope for Further Development (Subject to Planning)
- Fully Occupied
- 7 Bed, 7 Bath
- Substantial End Terrace (207 sqmt)
- Full HMO Licence

Offers Over £380,000



Council Tax Band: C

EPC Rating: E

FULL DESCRIPTION

This is an ideal investment opportunity for a new or experience landlord.

The property has 7 lettable bedrooms and a full HMO (House of Multiple Occupancy) licence. It currently generates £3505 pcm (£42,060 PA).

The property has massive scope. There is an available room to convert the property into an 8 bed, which it already has fully planning in place for. Moreover, the property benefits from additional outbuildings, off street parking and generous land for further scope of development.

The property is ideally located within short proximity to key transport and access routes. 5min drive to M1, 2min drive to town centre, 7 min drive to train station and 19min drive to nearest hospital.

At 207 sqm in size and sitting on a generous plot of easily accessible land, this property has been priced to sell to an astute investor who recognises value when they see it.

EPC - E

EPC

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8904-3185-0729-2827-4783>

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

