



30 Nottingham Road,
New Basford, NG7 7AE

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This very well presented six bedroom property is ideally located just a short distance from Nottingham City Centre and the numerous University sites. Local transport links and main road routes ensure easy access.

An ideal investment purchase, the accommodation has been arranged to create an excellent student let. The property is currently let for the academic year 2024 - 2025 at £125 pppw giving an income of £39,000 income excluding bills.

The property has six good size bedrooms (three of which are en-suite) a spacious and modern kitchen/communal area, and an additional shower room.

Viewing is highly recommended!

Guide Price £380,000





ACCOMMODATION

The entrance door at the front of the property opens to the entrance hall. Stairs rise to the first floor from the entrance hall, and there are doors into two ground floor bedrooms, and the communal lounge area.

The communal lounge area gives access in turn to the modern kitchen/breakfast room.

On the first floor, the landing gives access to two en-suite bedrooms, and a separate shower room.

Stairs rise from the first floor landing, to the second floor, where two further bedrooms (one of which is also en-suite) are situated.

OUTSIDE

At the front of the property there is a walled forecourt, and a pathway to the entrance door.

To the rear of the property there is an enclosed yard area.

Offered To Let

Interested parties should note that the property is currently being offered to let, with a view to securing (student) tenants soon!

For more information, please contact Thomas James.

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2023/2024 £1,875.73.

Tenancy Information

We are informed by our vendor that the rooms are let as follows-

- Room 1 - £500
- Room 2 - £500
- Room 3 - £550
- Room 4 - £570
- Room 5 - £500
- Room 6 - £570

Total £3,140 including bills.

Total year £37,680 including bills

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



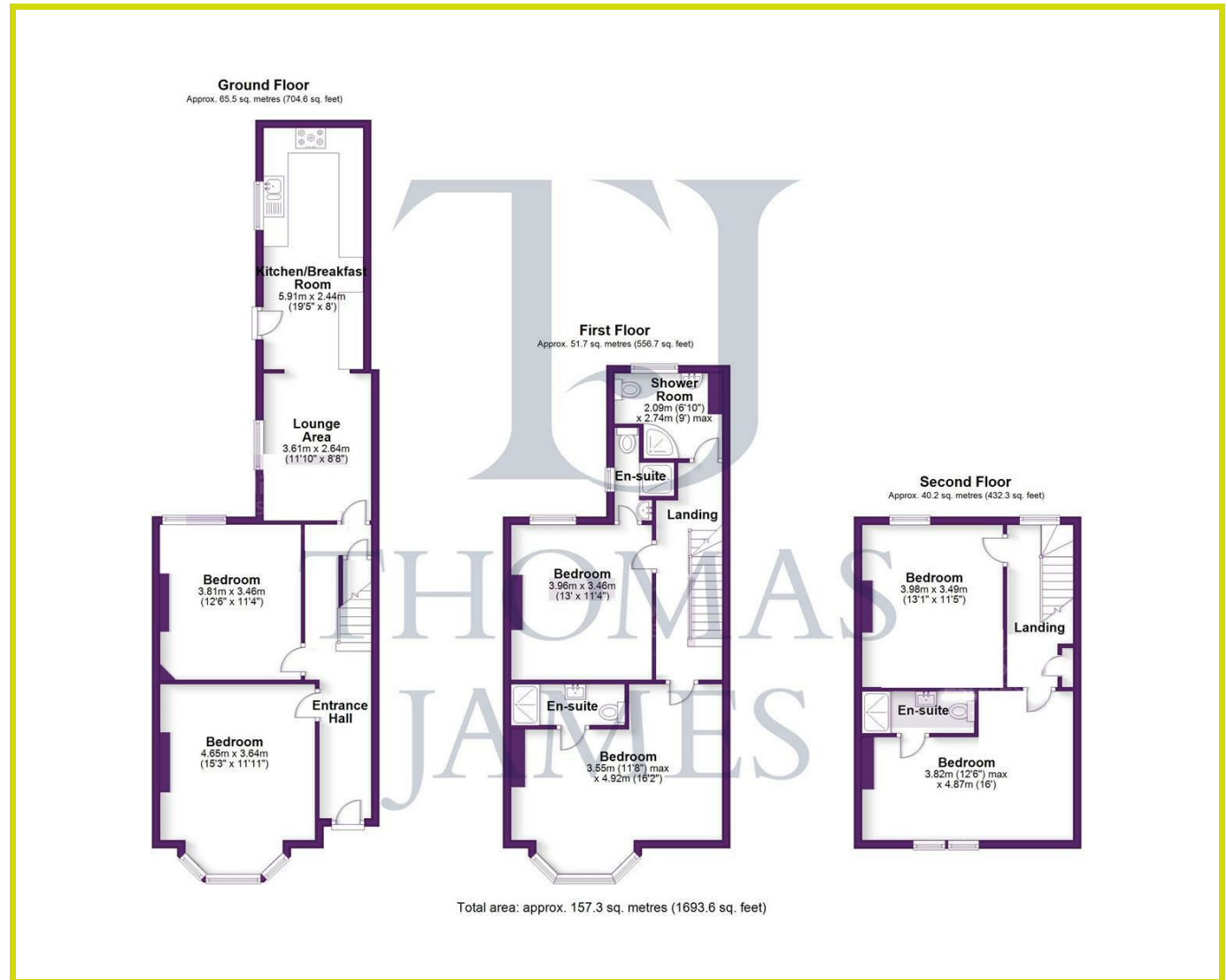
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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