



5 Chippendale Street,
Lenton, NG7 1HB

TJ
THOMAS
JAMES

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This mid terraced property provides accommodation arranged over three floors which includes a lounge, a separate dining room and a galley style kitchen on the ground floor, a double bedroom, a bathroom, and a separate wc on the first floor, and two further bedrooms on the second floor.

Benefiting from gas central heating and double glazing, the property has a small yard to the rear.

Situated in the popular area of Lenton, the property is within easy reach of Nottingham city centre, the Queens Medical Centre and numerous University sites. Main road routes, and regular local transport links, are quickly accessible.

Currently let until August 2025, (with approximately a five day break in August 2024), and sold with tenants in situ, the property will make an ideal investment purchase.

Interested parties should note that the property is not currently HMO Licensed.

Offers Over £210,000





ACCOMMODATION

The entrance door at the front of the property opens into the lounge. The bright lounge has a door opening in turn, to the dining room.

Overlooking the rear, the dining room has a useful under stairs storage cupboard, and a door into the kitchen. Stairs also rise from the dining room, to the first floor.

Fitted with wall and base units, roll edge work surfaces, a sink and drainer unit, and with space and plumbing for a washing machine, space for a cooker, and space for a fridge/freezer (existing appliances to be included in the sale), the galley style kitchen has windows to the side and rear, and a door opening to the rear yard.

On reaching the first floor, the landing has stairs rising to the second floor, a storage cupboard and doors into a double bedroom, a fitted bathroom, and the separate wc.

Two further bedrooms are situated in the second floor.

OUTSIDE

At the front, the property is flush to the pavement.

To the rear, there is a yard area, with gated access to a utility path beyond.

Currently Let

We understand that the property is currently let to two students, generating a rent of £1,000 per calendar month. (Exclusive).

We are advised that a new tenancy is currently being processed to start on or around 20th August 2024, and run until 19th August 2025. The proposed rent is £1160.00 per calendar month. (Exclusive).

The property will be sold with tenants in situ.

For further information, please contact Thomas James Estate Agents.

HMO Status

Interested parties should note that the property is not currently HMO Licensed.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2023/2024 £1,607.76.

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.

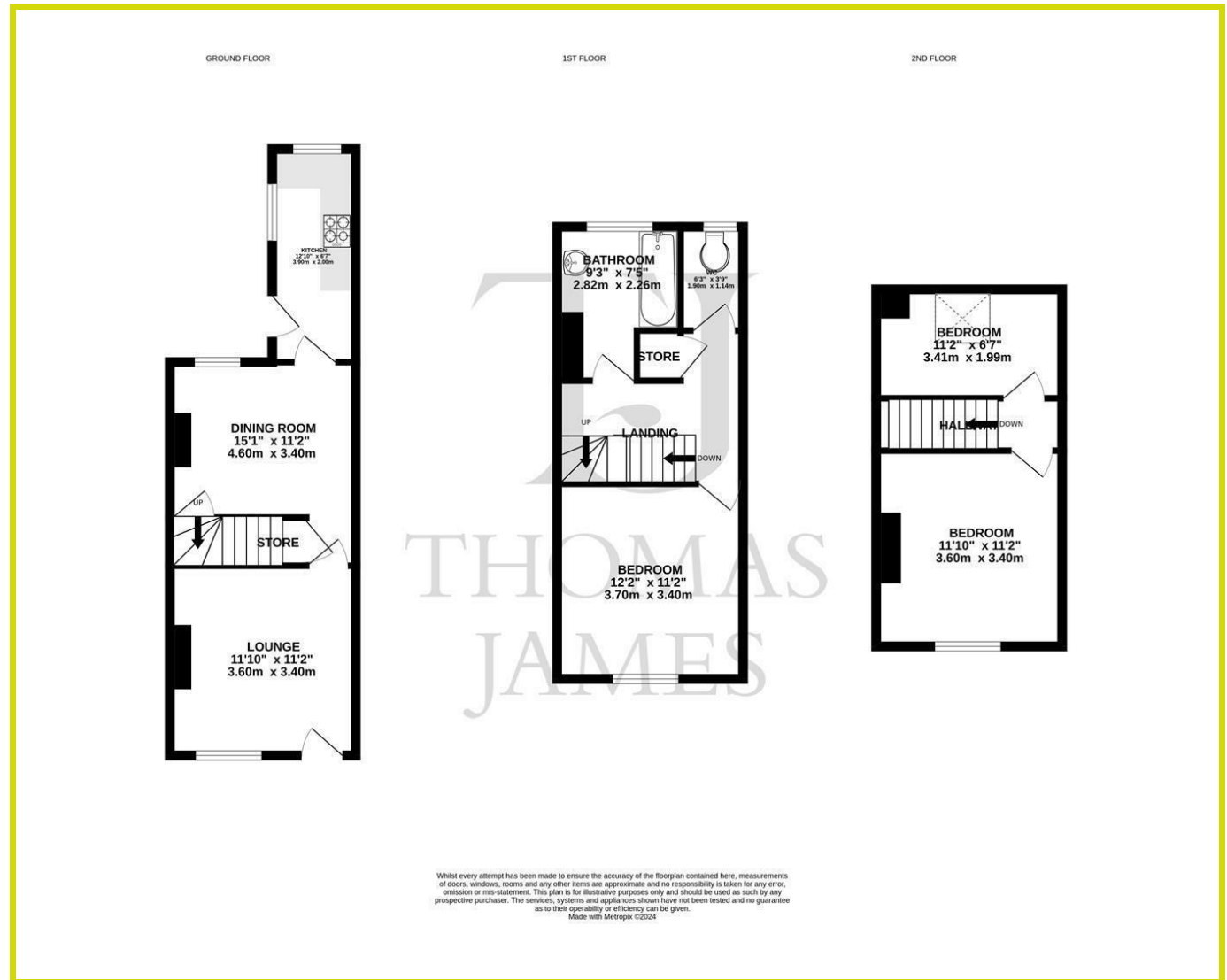
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MONEY LAUNDERING

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 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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