



27 Forest Road East,
Arboretum, NG1 4HT

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*** GUIDE PRICE £575,000 - £595,000 ***

This three storey end terraced house will make an ideal investment purchase. We are advised that the property has an existing HMO license, and is let for the academic year 2025/2026.

The property provides accommodation including; a reception room, a kitchen, and a bedroom on the ground floor, three bedrooms and a bathroom on the first floor, and two further bedrooms, a bathroom, and a useful storage room on the second floor.

Benefiting from gas central heating and UPVC double glazing, the property also has a cellar, and off road parking to the front and side, for a number of vehicles. Both the storage room and the cellar provide potential for conversion, subject to the obtaining the necessary planning consent.

LET FOR 25/26 ACADEMIC YEAR FOR 50 WEEK TENANCY*** INCOME OF £40,500 PER ANNUM ***

Situated in the popular Arboretum area, the property is close to Nottingham City Centre, Nottingham Trent University, and local transport links including the tram network.

Viewing is recommended!

Guide Price £575,000





ACCOMMODATION

The composite entrance door opens to the entrance porch. The entrance porch has a wall mounted fire alarm system, and gives access to the entrance hallway.

The entrance hallway has a radiator, and gives access to the inner hallway, and to bedroom one.

Bedroom one has UPVC double glazed windows to the front and side, a ceiling light point, a radiator, and coving.

The inner hallway has stairs off to the first floor, a ceiling light point, and gives access to the reception room, and the kitchen.

The reception room has a UPVC double glazed window to the rear, a UPVC double glazed bay window to the side, a ceiling light point, and a radiator.

Fitted with a range of wall and base units, and roll edge work surfaces, the kitchen has a stainless steel sink unit with a mixer tap, space and plumbing for a washing machine and a dryer, space and plumbing for a dishwasher, 2 tall fridge/freezers, plus an integrated oven and hob with an extractor hood over. There are double glazed windows to the side and rear, luxury vinyl flooring, ceiling spot lights, a door giving access to the stairs leading to the cellar. Wall mounted boiler. All appliances and furniture to be included in sale.

The cellar is divided into four rooms (offering the potential for conversion, subject to obtaining the necessary planning consent).

On reaching the first floor, the landing has a double glazed window to the rear, stairs off to the second floor, and doors into a bathroom, and three bedrooms.

The bathroom is fitted with a three piece suite comprising; a shower cubicle, a low flush wc, and a pedestal wash hand basin with tiled splash backs. There are UPVC double glazed windows to the rear and side, and a ceiling light point.

Bedroom two has a built in wardrobe, UPVC double glazed windows to the side and rear, a ceiling light point, and a radiator.

Bedroom three has a built in wardrobe, UPVC double glazed windows to the side and front, a ceiling light point, and a radiator.

Bedroom four has a built in store cupboard, a UPVC double glazed window to the front, a ceiling light point, and a radiator.

On reaching the second floor, the landing has a loft access hatch, and gives access to a useful store room (providing potential for conversion, subject to obtaining the necessary consents), two further bedrooms, and a bathroom.

Bedroom five has UPVC double glazed windows to the front and side, a ceiling light point, and a radiator.

Bedroom six has UPVC double glazed windows to the rear and side, a ceiling light point, and a radiator.

The second floor bathroom is fitted with a three piece suite comprising; a shower cubicle, a low flush wc, and a pedestal wash hand basin. There is an extractor fan, a ceiling light point, and radiator.

OUTSIDE

There is off road parking for one vehicle at the front of the property, and for two further vehicles at the side.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Currently Council Tax exempt due to student residents

Let For Academic Year 2025/2026

We are advised that the property is let for the academic year 2025/2026.

For further information, please contact Thomas James Estate Agents.

Referral Arrangement Note

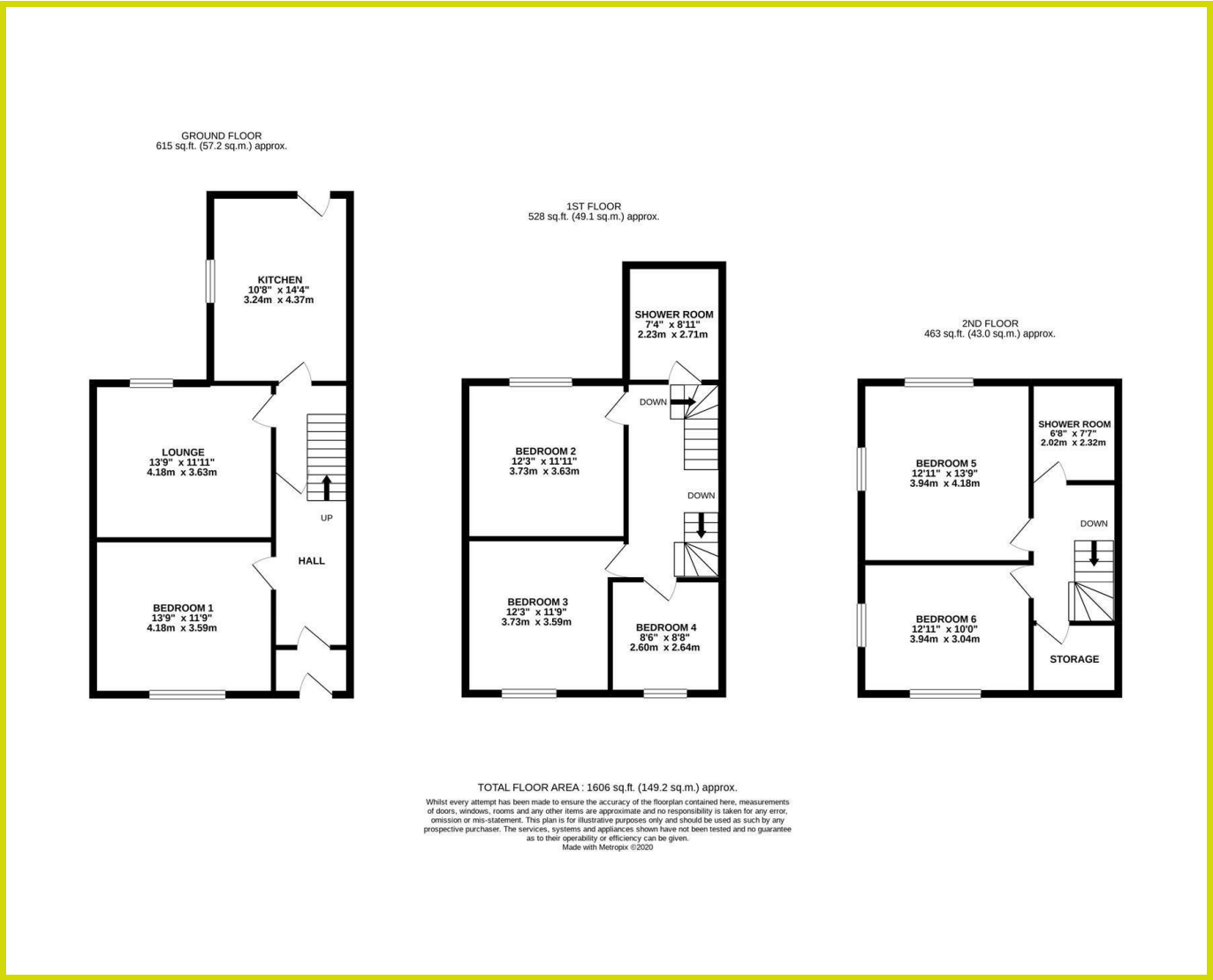
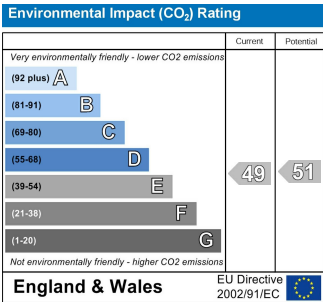
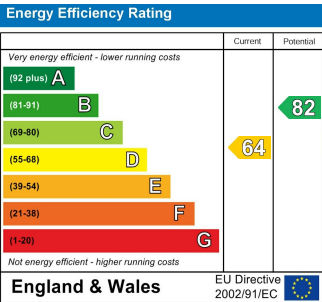
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