



3 Howard Drive, Kegworth, Derby, DE74 2AG

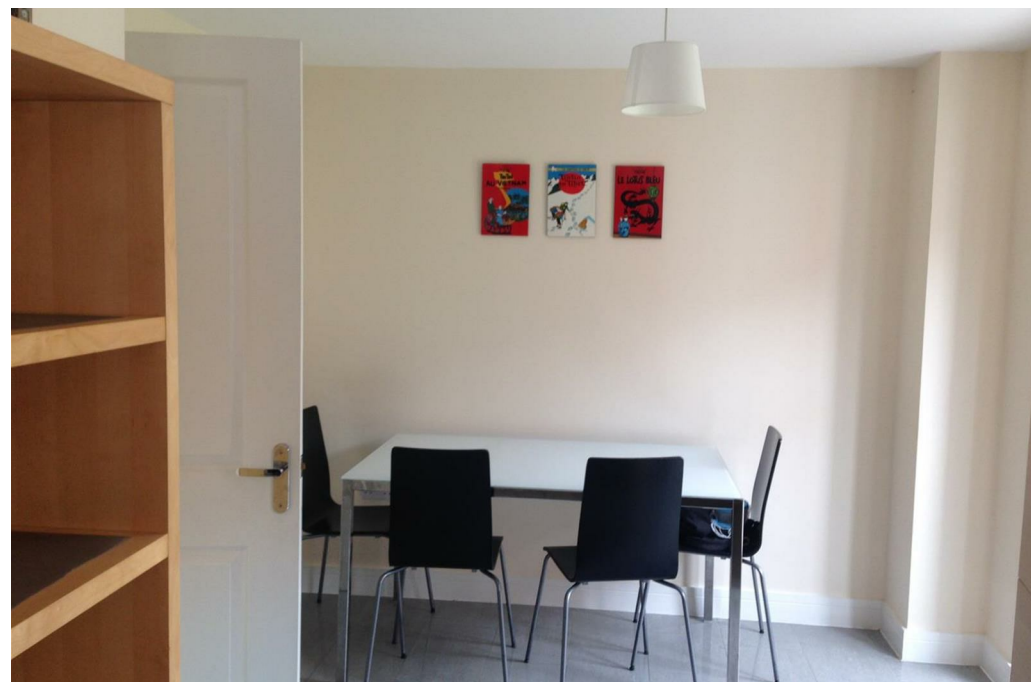
£375,000

3 Howard Drive, Derby DE74 2AG

****No Onward Chain** **Article 4 permission**** Excellent opportunity to purchase a detached modern HMO in the buoyant Kegworth market. 4 double bedrooms, one with ensuite, 3 reception rooms, kitchen diner, brick garage, off-road parking and easy to maintain garden.



Council Tax Band: D



This detached and modern 4 bedroom home is available to purchase in the burgeoning rental market. The property has 4 double bedrooms, one with ensuite, an additional bathroom and a downstairs WC. There are 3 reception rooms as well as a modern kitchen diner with separate utility room. Outside of the property is a brick built garage with driveway for off-road parking and an easy to maintain rear garden, mostly laid to lawn with a patio.

The home is modern and benefits from an EPC rating of C, making the bills affordable. It has an electrical safety certificate, gas safety certificate and is up to all current regs for letting. There is no work needed to relet and the maintenance outgoings for a modern house will remain low.

The current owners are private landlords and the house has been let to students from the local Sutton Bonington campus of Nottingham University. It therefore has Article 4 permission and can be let to up to 6 tenants without the need for Planning permission. The current landlords are getting lower than market value. The rental value could be increased to around £2250 per month, excluding all bills and based on 5 sharing.

The current tenants vacate at the start of July 2024, the house will then be empty so could be a good opportunity for a student parent looking to purchase in the area.

The property is located in the popular village of Kegworth. With excellent transport links, it is within commuting distance of Nottingham, Derby, Leicester and London, close to the M1 motorway and with regular trains to St. Pancras from East Midlands Parkway railway station. It is also conveniently located for Donington Park Motorsport Circuit and Nottingham East Midlands Airport. The village is also close to the Sutton Bonington Campus of Nottingham University.

Measurements

Kitchen/diner
17'6" x 9'10"

Lounge
14'11" x 11'3"

Dining room
10'4" x 8'6"

Study
7'10" x 7'8"

Utility room
6'10" x 5'8"

Bedroom 1
12'11" x 11'5"

Bedroom 2
12'7" x 10'2"

Bedroom 3
13'7" x 10'3"

Bedroom 4
11'3" x 10'0"



Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

Council Tax Band

D

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