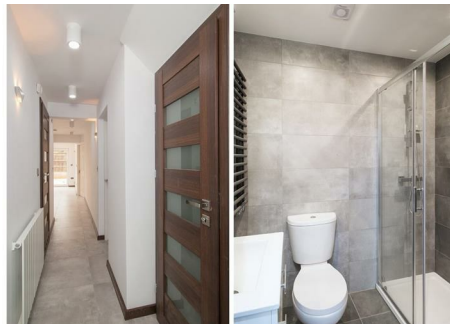




95 Sideley, Kegworth, Derby, DE74 2ER

£385,000

- 6 double bedrooms
- 2 additional bathrooms
- Open plan kitchen/living/dining
- Tenancy in place until June 2025
- No work required
- Master with ensuite
- Excellent investment
- Paved driveway
- Excellent return on investment
- Very popular rental location

95 Sideley, Derby DE74 2ER

****No Chain**** Fantastic investment opportunity with excellent return and no work required!!! 12 month tenancy in place until April 2025 at £2460 per month. 6 double bedrooms, including an ensuite, 2 additional bathrooms, open plan kitchen/living/dining, lots of off-road parking. Brand new high end refurbishment. Early viewing recommended.



Council Tax Band: D



****Article 4****

Fantastic investment opportunity in popular Kegworth village. 8.75% return on investment at full asking price. Tenancy in place until July 2025 with the monthly rental income of £2460.00.

The house has been refurbished to a very high quality throughout and there is no work to do. The property has been extended and completely renovated.

Comprising 6 double bedrooms, including an ensuite, 2 additional bathrooms, open plan kitchen/living/diner, the garden and side access have been paved giving more off-road parking and there is a small front garden which is easy to maintain, ideal for a buy to let property.

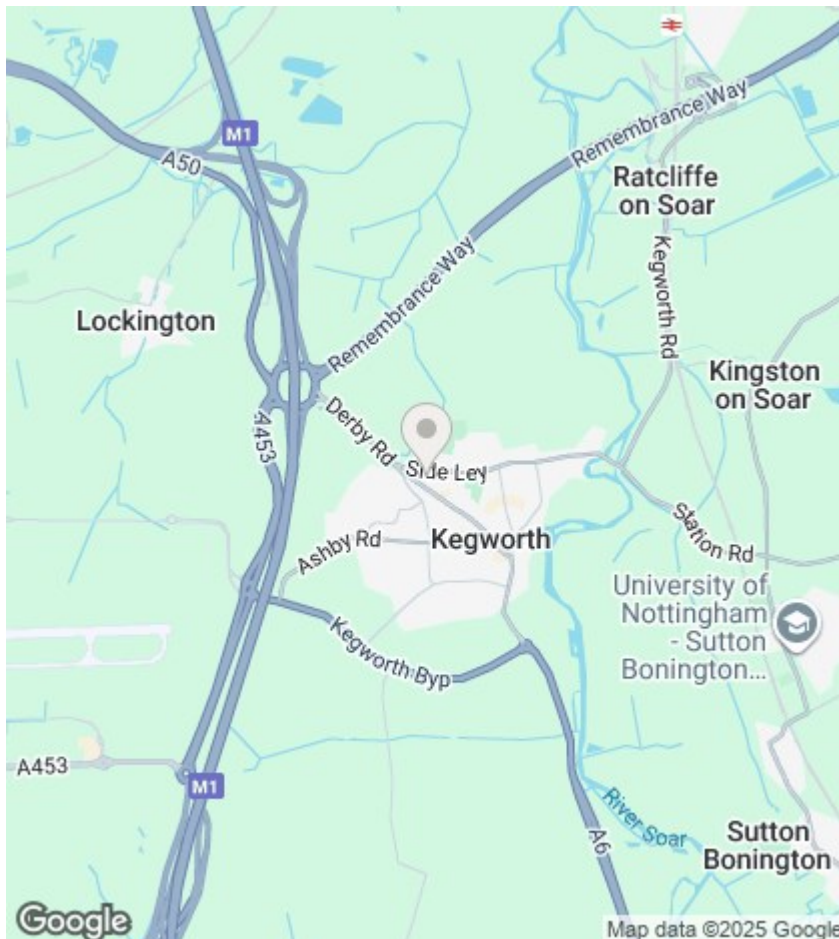
Every bedroom is decorated in a modern monochrome style and they all have ample powerpoints and USB charging points. The bathrooms are all tiled in contemporary tiling with white modern suites. The fitted kitchen is modern with black brick style tiling, high end wooden worktops and integrated oven and hob top and white goods. The kitchen is open plan in a large area suitable for living and dining, with French doors out to the rear patio allowing in lots of light.

The house has been restored with HMO licensing guidelines in mind, each bedroom has a smoke alarm, there are fire doors throughout, ample parking and all bedrooms meet size guidelines.

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, with regular trains to St. Pancras from East Midlands Parkway railway station and close to the M1 motorway. The village is close to Sutton Bonington Campus of Nottingham University, Roxhill freight hub, East Midlands Airport and DHL, which makes it perfectly located for a buy to let property.







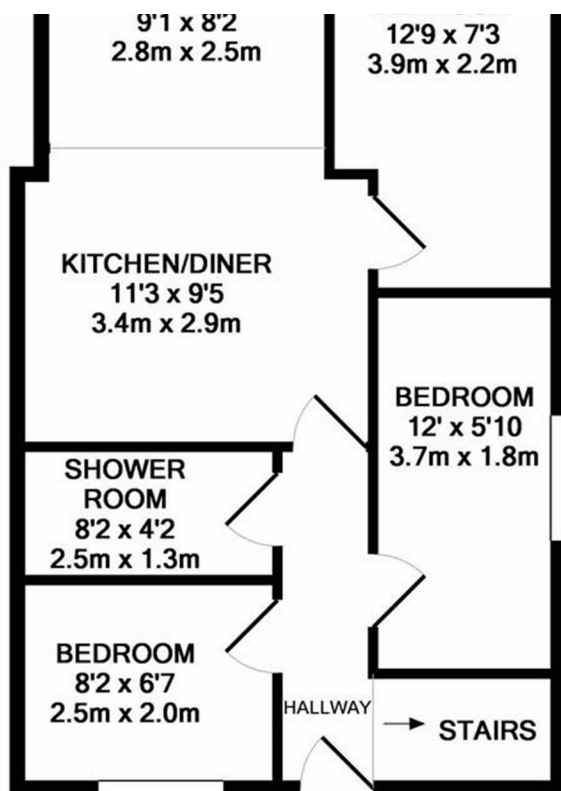
Directions

Viewings

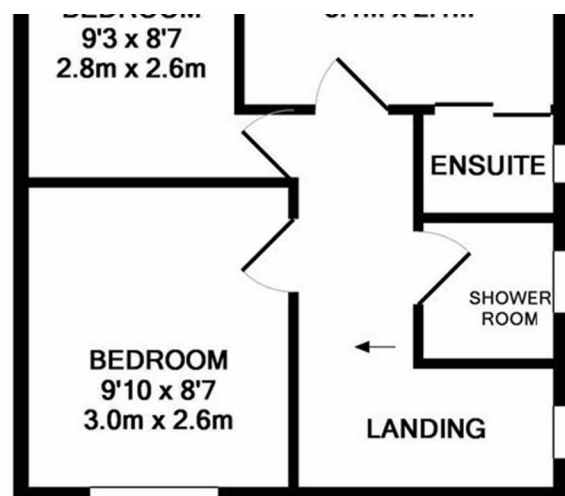
Viewings by arrangement only. Call 01509 674140 to make an appointment.

EPC Rating:

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



GROUND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.



1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)