



63 Pritchard Drive, Kegworth, DE74 2AY

£285,000

- HMO with Article 4
- 4 bedrooms, master with ensuite
- Good sized lounge with dining space
- Garage and off road parking
- Security alarm
- Modern and low maintenance
- Modern kitchen with white goods
- Easy to maintain garden
- Downstairs WC
- Tenanted until July 2026

63 Pritchard Drive, Kegworth DE74 2AY

****Article 4**** Fantastic investment opportunity in popular Kegworth village. Student tenancy in place until July 2026.

 4  2  1  C

Council Tax Band: C



****Article 4****

Fantastic investment opportunity in popular Kegworth village. Tenancy in place until July 2026. It would be possible to convert the house to 5 bedrooms by diving the second floor master bedroom if desired.

The house is modern and low maintenance with Energy rating B, making it economic to run. It has Article 4 and is fully legally compliant including having a current Electrical Safety Certificate valid until 2029. There is no work required on purchase and the house benefits from having a tenancy in place, the current tenants are students from the local Sutton Bonington campus of Nottingham University. The house is furnished with alll large items of furniture and white goods, which are included in the purchase.

Comprising 4 double bedrooms, including an ensuite, an additional bathroom, downstairs WC, modern fitted kitchen, lounge with dining table and chairs, a garage, off-road parking and an easy to maintain garden with patio.

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.

Measurements

Ground floor

Lounge/diner
14'5 x 14'5

Kitchen
11'6 x 7'5

Downstairs WC

First floor

Bedroom 2
10'6 x 9'5

Bedroom 3
10'1 x 7'7

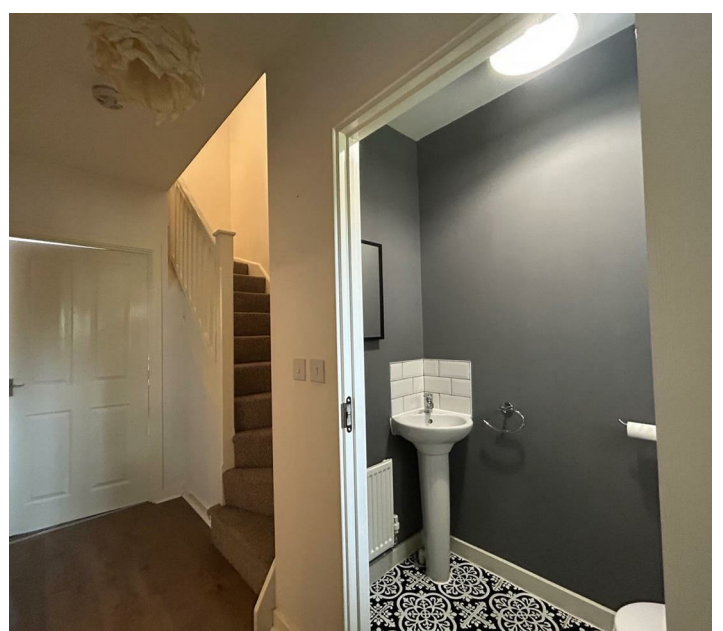
Bedroom 4
10'6 x 7

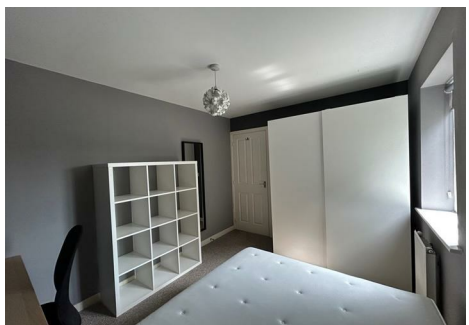
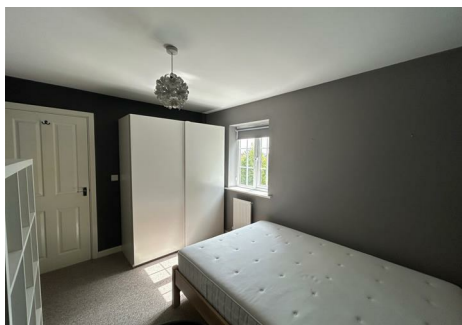
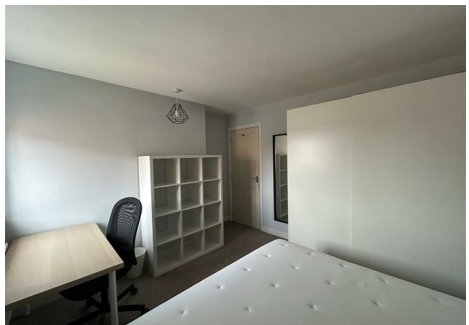
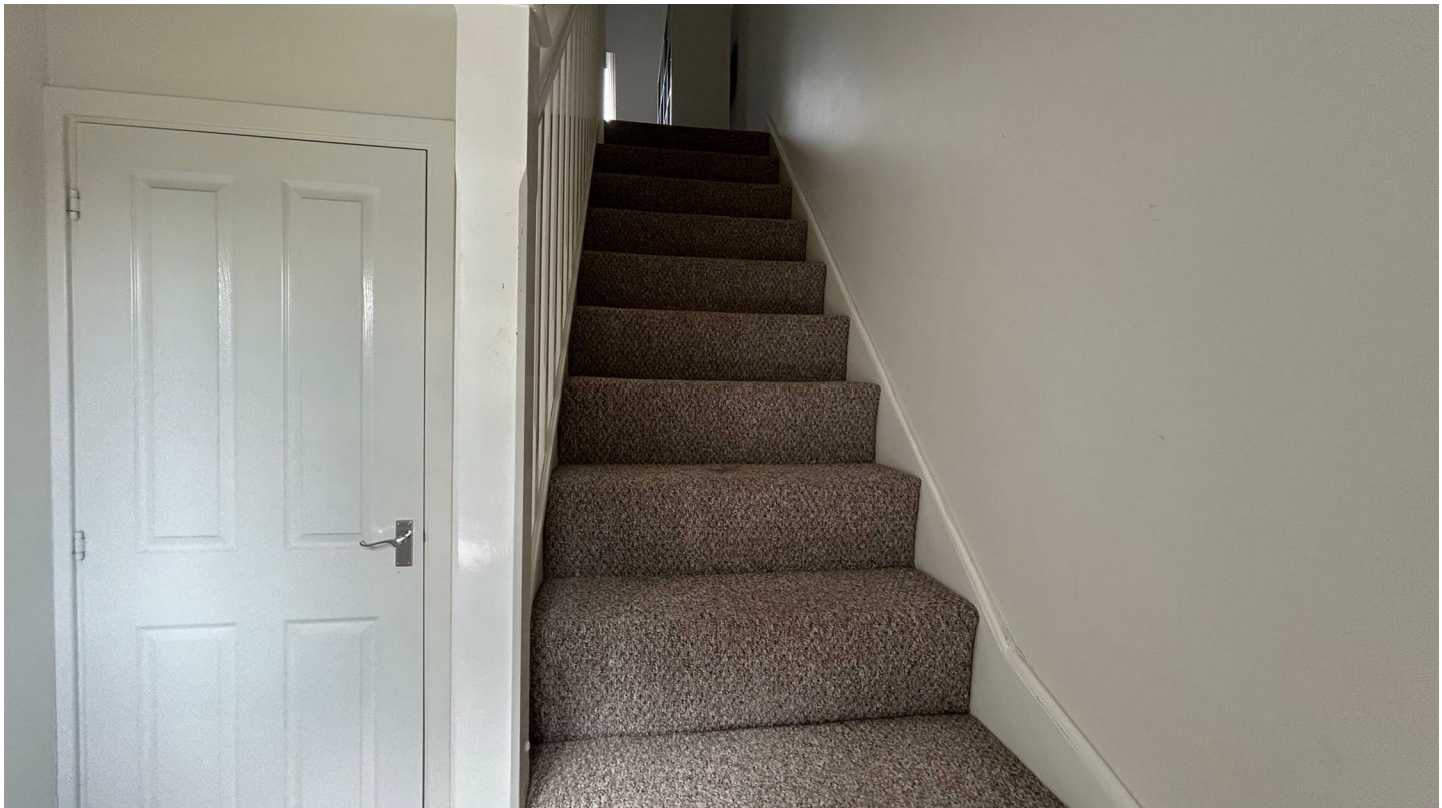
Bathroom
7'7 x 5'4

Second floor

Bedroom 1
14'5 x 12'11

Ensuite
11'0 x 7'6







Directions

Viewings

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

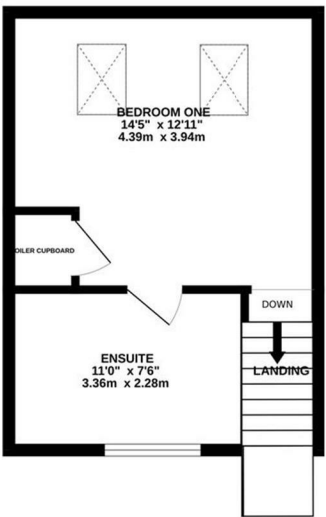
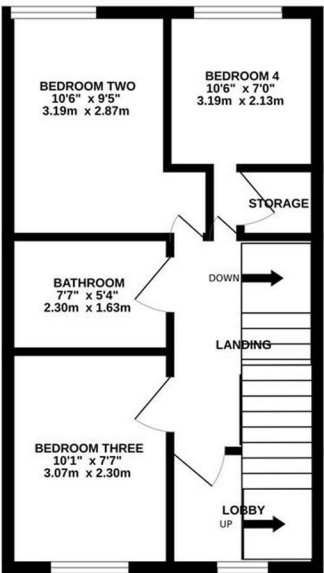
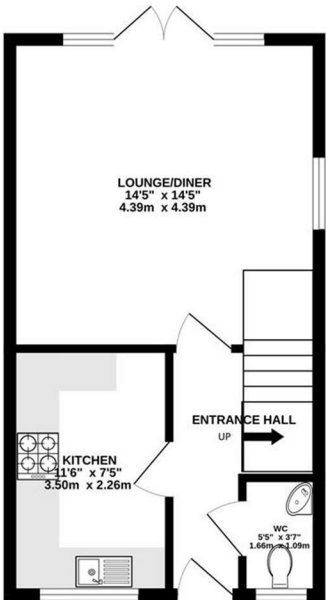
EPC Rating:
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		80	
(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
373 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.

2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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