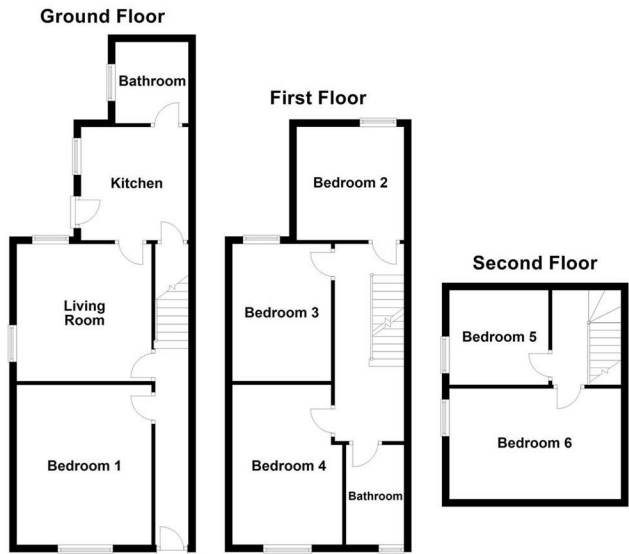




278 Queens Road, Beeston, Nottingham, NG9 2BD



Not to scale. For illustrative purposes only

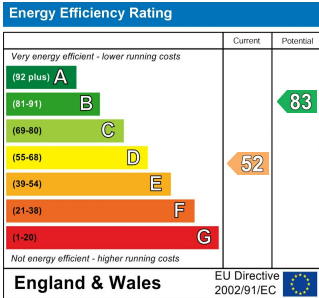


For auction Auction Guide £300,000

FOR SALE BY LIVE NATIONAL AUCTION
GUIDE PRICE: £300,000 - £350,000 FREEHOLD
** PLEASE CALL FOR VIEWINGS **

This fully licensed 5-bedroom HMO, recently refurbished to an excellent standard, offers a prime investment opportunity. Extending to approximately 1,800 sq ft, the property is now fully let to Uni Let on a 50-week tenancy, generating a gross annual income of £34,000 delivering an impressive 10% yield. The accommodation is spread across three floors, featuring an entrance hall, lounge, kitchen, bedroom, and bathroom on the ground floor. The first floor includes three additional bedrooms and a bathroom, while the second floor offers two further rooms. A rear courtyard garden, with side access, provides space for bike storage. Ideally located across from the local Co-op and just a 10-minute walk from Nottingham University, this property is situated in the heart of Beeston.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

12'1 x 2'08

Entered via a solid wood front door there are stairs rising to the first floor with doors leading to:-

LOUNGE

12'02 x 12'01

A communal lounge with windows to the side and overlooking the rear elevation, there is space for a dining table and sofas with TV and telephone points connected. A door to :-

KITCHEN

9'11 x 9'04

A refitted kitchen with a range of floor and wall-mounted cabinets, there is a quartz effect worktop with tiled splashback. integrated appliances include an induction hob with extractor above and oven below, a stainless steel sink and drainer with space for a washing machine and fridge/freezer. There is a window and door to the side elevation with storage beneath the stairs and door to:-

BATHROOM

7'01 x 6'01

Refitted with a suite comprising a bath with shower mixer tap over, a WC and hand wash basin with a window tot he side elevation. The bath benefits from a tiled wall.

ROOM ONE

14'02 x 11'11

With a bay window to the front elevation, there is space for a king-sized bed, storage and desk. There is a wood effect floor.

FIRST FLOOR

LANDING

Stairs rising to the second floor with doors to:-

ROOM TWO

10'00 x 9'05

A window to the rear elevation and space for a double bed and storage

ROOM THREE

12'01 x 9'08

A window overlooking the rear elevation. There is space for a double bed and storage.

ROOM FOUR

14'04 x 9'10

A bay window to the front elevation with space for wardrobes and a desk.

BATHROOM

8'09 x 3'02

The suite comprises a tiled bath with a shower mixer tap over, WC, and a hand wash basin. There is a window to the front elevation.

SECOND FLOOR

ROOM FIVE

8'01 x 9'06

A window to the side elevation with a space for a double bed and storage.

ROOM

14'06 x 8'00

A spare room.

OUTSIDE

A courtyard garden with access to the side.

SERVICES

Mains gas, water and electric are connected.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM CHARGE

The purchaser will be required to pay an administration charge of £3,600 (£3000 PLUS VAT)

BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).