



**2 Bed House - Semi-Detached**  
**88 Britannia Avenue, Nottingham, NG6 0EB**  
**Offers In The Region Of £190,000 Freehold**  
**Approx 710.00 sq ft**

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- Spacious Living Room
- Driveway & Garage
- Fantastic Sized Garden
- Tenanted Property
- Viewings Encouraged
- Close To Local Amenities
- Investors Only

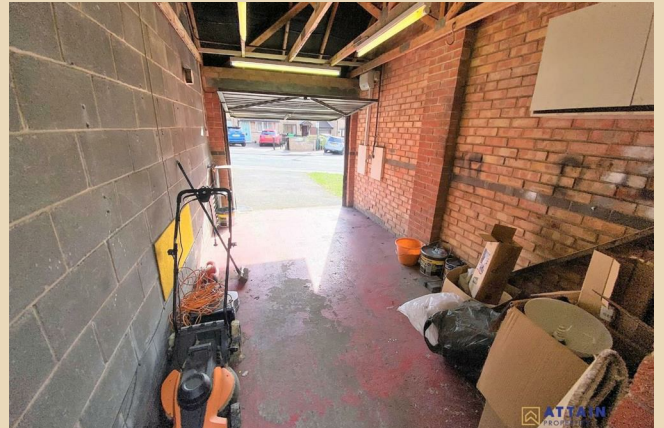
Tenanted Property - Sold with tenants in situ

Current Rent - £850PCM

Potential Increase Rent - £900PCM

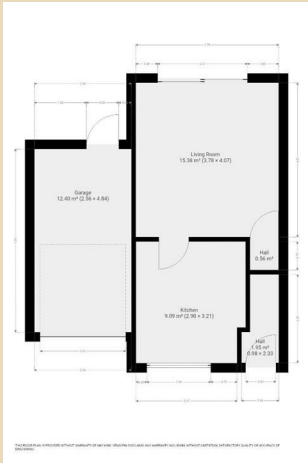
An excellent opportunity to acquire a tenanted property, benefiting a brand new gas combi boiler. This charming semi-detached house offers spacious and well-presented accommodation throughout, providing an excellent opportunity for investors to add their personal touch. Located in the highly sought-after area of Basford, it is conveniently close to a variety of shops, eateries, and transport links to the City Centre. The ground floor features an inviting entrance hall, a generous living room, and a fitted kitchen/diner as well as access to the rear garden. The first floor boasts two bedrooms, all serviced by a modern three-piece bathroom suite including electric shower over bath. The property also includes a driveway at the front, offering off-road parking, and a private enclosed garden at the rear.





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None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 88        |
| (69-80) C                                   | 71                      |           |
| (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 |           |

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