

Norwood Road  
Nottingham NG7 3FJ

TWO BEDROOM MID-TERRACED  
INVESTMENT PROPERTY

**Asking Price £150,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TWO BEDROOM MID-TERRACED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION CLOSE TO NOTTINGHAM CITY CENTRE, CURRENTLY TENANTED AND OFFERING AN IDEAL INVESTMENT OPPORTUNITY.

This traditional mid-terraced property is currently tenanted, making it an excellent opportunity for investors seeking a property with immediate rental income in a well-established residential location close to Nottingham city centre.

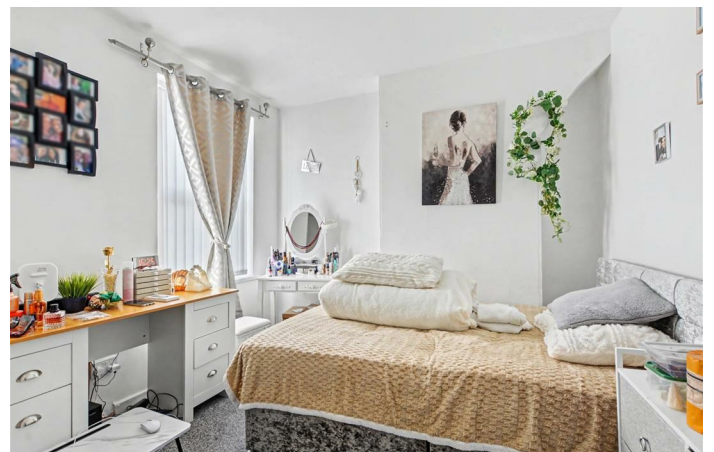
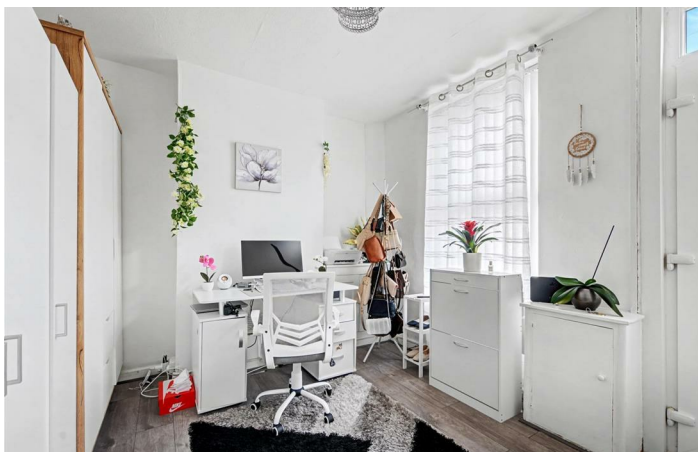
The accommodation briefly comprises a living room to the front of the property leading through to a separate dining room, providing a practical and well-proportioned living space which is currently occupied by tenants. To the rear of the property there is a fitted kitchen with a range of wall and base units, providing access through to the ground floor bathroom, which is fitted with a three-piece suite including bath, WC and wash hand basin.

To the first floor the property offers two well-proportioned bedrooms, both providing comfortable accommodation and suitable for continued rental use.

Externally the property benefits from a low-maintenance rear courtyard garden, ideal for tenants seeking an easy-to-maintain outdoor space. To the front there is on-street parking available.

Situated within a popular and established residential area, the property provides convenient access to Nottingham city centre, local shops, universities and regular transport links, making it particularly appealing to investors due to strong rental demand in the area.

The property is currently tenanted and would make an ideal addition to a buy-to-let portfolio, with early viewing recommended to fully appreciate the investment opportunity on offer.



### Reception Room

10' x 11'05 approx (3.05m x 3.48m approx)  
UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, internal door leading through to the second reception room.

### Reception Room Two

12'8 x 11'4 approx (3.86m x 3.45m approx)  
UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, laminate flooring, internal door leading through to fitted kitchen, staircase to the first floor landing, understairs storage providing useful additional storage space.

### Fitted Kitchen

13'7 x 5'8 approx (4.14m x 1.73m approx)  
A range of matching wall and base units with worksurfaces over, stainless steel sink with mixer tap, UPVC double glazed window to the side elevation, tiled splashbacks, wall mounted radiator, ceiling light point, wall mounted BAXI gas central heating combination boiler providing hot water and central heating to the property, space and point for a freestanding cooker, space and plumbing for a freestanding washing machine, panelled door leading to the rear lobby.

### Rear Lobby

2'11 x 6'01 approx (0.89m x 1.85m approx)  
UPVC double glazed door to the side elevation, ceiling light point, space and point for a freestanding fridge freezer, linoleum floor covering, panelled door leading through to the bathroom.

### Bathroom

7'09 x 5'07 approx (2.36m x 1.70m approx)  
UPVC double glazed window to the side elevation, panelled bath with electric shower above, pedestal wash hand basin, low level flush WC, ceiling light point, extractor fan, wall mounted radiator, linoleum floor coverng.

### First Floor Landing

Ceiling light point, panelled doors leading off to:

### Bedroom One

10'1 x 11'11 approx (3.07m x 3.63m approx)  
UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, built-in storage cupboard.

### Bedroom Two

9'11 x 11'5 approx (3.02m x 3.48m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs.

### Rear of Property

To the rear of the property there is an enclosed rear yard with secure rear gated access.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

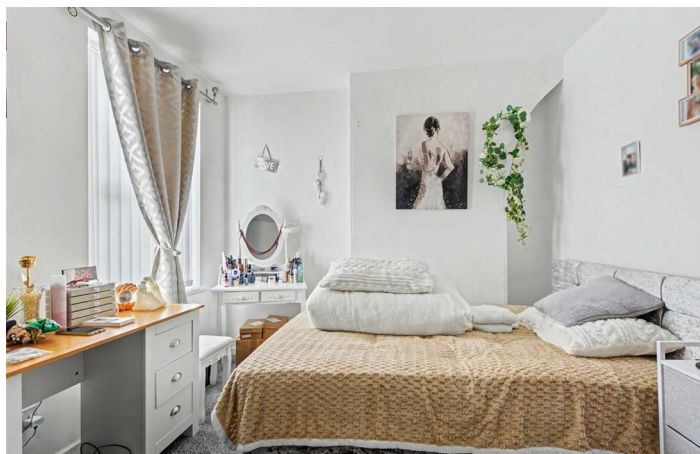
Flood Risk: No flooding in the past 5 years

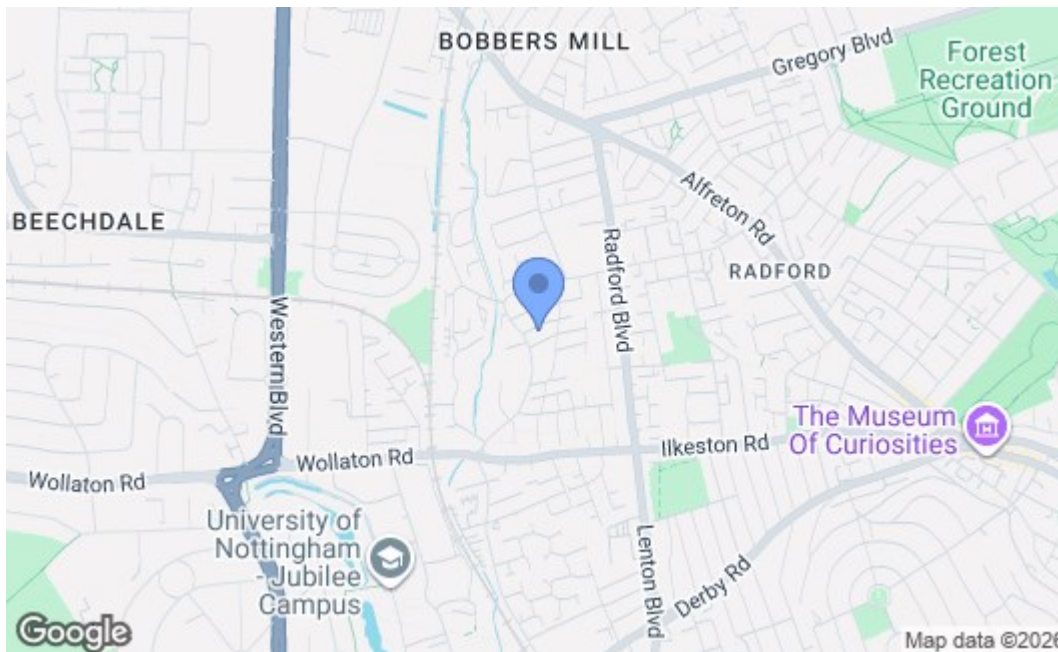
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.