

## **Turnberry Road**

### **Nottingham**

### **NG6 9LY**



Nestled on Turnberry Road in Bulwell, Nottingham, this charming two-bedroom detached bungalow presents an excellent investment opportunity. Built in 1981, the property boasts a modern kitchen and bathroom, ensuring a comfortable living space for its occupants and less maintenance going forward.

The bungalow features a well-proportioned reception room, perfect for relaxation or entertaining guests. With two inviting bedrooms (the second leads out to the garden), it offers ample space for a small family or individuals seeking a cosy home. The property also benefits from parking on the driveway and in the single garage, adding to its convenience.

Situated in close proximity to Bulwell and just a short distance from the City Hospital, this location is ideal for those who appreciate easy access to local amenities and essential services.

It is important to note that the bungalow is currently for sale with tenants in situ, meaning that the new owner will inherit reliable tenants who will not be given notice to vacate. This makes the property particularly appealing to investors looking for a hassle-free addition to their portfolio.

In summary, this delightful bungalow on Turnberry Road is a fantastic opportunity for investors seeking a well-maintained property in a desirable location. With its modern features and established tenancy, it promises a steady rental income and the potential for future growth.

**Gross Annual Rental Income: £9,300 (£775 pcm)**

The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and so cannot verify that they are in working order, fit for their purpose, or comply with current safety regulations. A buyer is advised to obtain verification from their solicitor or surveyor

**Asking price £200,000**

