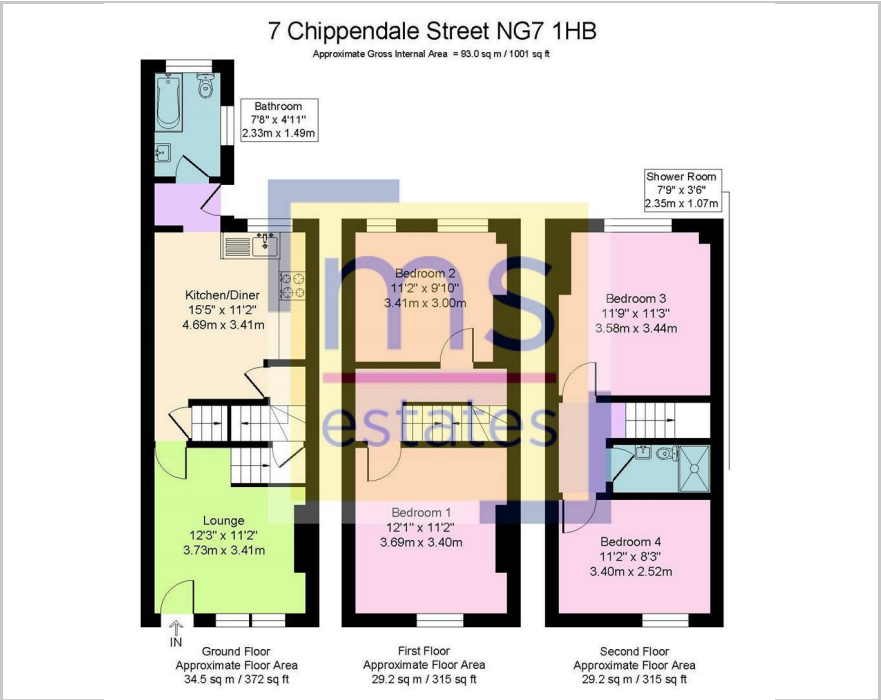




7 Chippendale Street, Nottingham, NG7 1HB

£236,000

Floor Plan



Area Map



- 10% Gross Yield: High-return asset priced at £236,000.
- Fully Let 26/27: Secured income of £23,656 (exc. bills).
- Two Washrooms: Rare feature for a 4-bed; boosts tenant demand.
- 4 Double Bedrooms: All spacious, well-proportioned rooms.
- Prime Location: Minutes from University of Nottingham campuses.
- Turnkey Asset: Fully modernised and ready for immediate transfer.
- Proven Performance: Established rental history.
- Separate Lounge: Dedicated communal space for social living.
- Low Maintenance: Double glazed with gas central heating throughout.
- Article 4 Area: Secure investment in a restricted HMO zone.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.