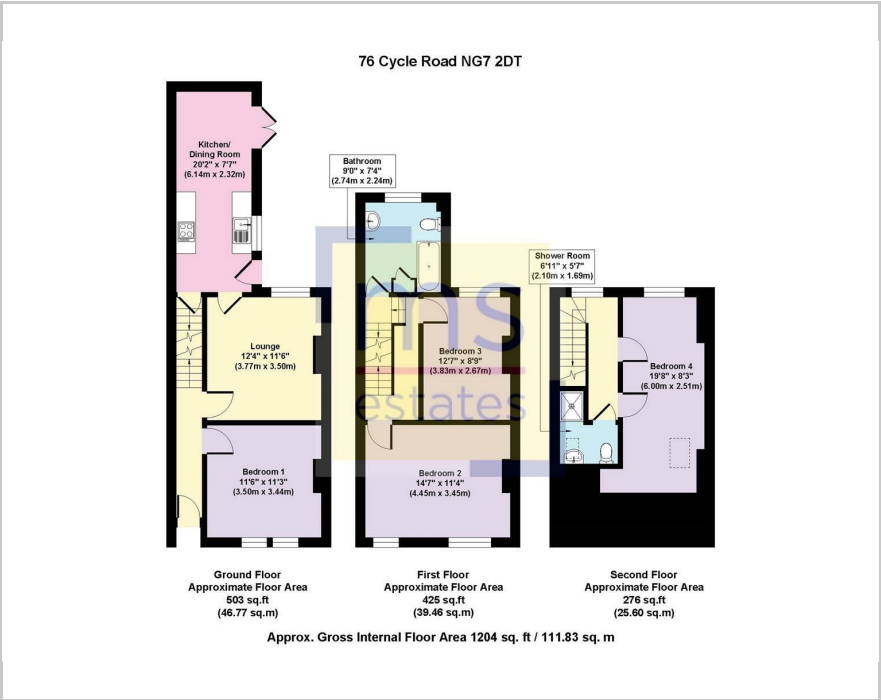




76 Cycle Road, Nottingham, NG7 2DT
£220,000

4 2 1 E

Floor Plan



Area Map



- Years of reliable, high-yield student rental success.
- Sold vacant, allowing you to secure tenants or start works immediately.
- Four genuine double bedrooms maximize rental appeal.
- Located on a highly recognizable and popular student street.
- Clear scope for extension into a larger multi-bed HMO (STPP).
- Double-glazed windows and gas central heating throughout.
- Ready for a quick refresh or premium furniture upgrade.
- Durable property layout designed for student tenancies.
- Great for a hands-off investor or a proactive landlord.
- Priced to deliver strong, immediate returns from day one.

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	48	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.