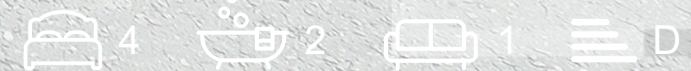




82 Cycle Road, Nottingham, NG7 2DT

Price Guide £200,000



# Floor Plan



- Prime Lenton Location: High-demand student area on Cycle Road.
- Vacant Possession: No upward chain; immediate refurbishment potential.
- 4 Double Bedrooms: Well-proportioned student accommodation.
- Top-Floor En-Suite: Large attic bedroom with wet room, WC, and basin.
- HMO Expansion Potential: Scope to convert into a larger HMO (STPP).
- Value-Add Project: In need of cosmetic upgrading and modernising.
- Proven Track Record: Long, successful history of student letting.
- Gas Central Heating: Full system installed throughout the property.
- Double Glazed: Energy-efficient windows fitted across all floors.
- Excellent Transport: Easy access to campuses, QMC, and city center.



# Area Map



## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>61</b>               |           |
| (39-54) <b>E</b>                            |                         | <b>84</b> |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

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