



**Newthorpe Common**  
**Nottingham, NG16 2EN**

Guide Price £140,000

**Gao**  
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## MAIN FEATURES:

- **Spacious End of Terrace House Arranged Over Three Floors**
- **Fitted Kitchen**
- **Good Size Lounge/Diner**
- **Three Double Bedrooms & Family Bathroom/WC**
- **Rear Garden**
- **Landlords Only - Paying Tenant in Situ**

Offered exclusively to landlords, this spacious end of terrace home on Newthorpe Common, Newthorpe, represents an appealing ready-made investment, with a rent-paying tenant already in situ. Arranged over three floors, the property provides generous and versatile accommodation. The ground floor features a good-sized lounge/diner, offering ample space for relaxing and entertaining, together with a fitted kitchen and a convenient bathroom/WC. Across the upper floors are three well-proportioned double bedrooms, making the house particularly suitable for families or tenants seeking additional space. Outside, the property benefits from a private rear garden.

Newthorpe is a popular residential area with a welcoming community atmosphere and convenient access to everyday amenities. Nearby Eastwood offers a wide choice of shops, supermarkets, cafés and services, while local schools and green spaces add to the area's appeal. Excellent road links provide straightforward access to Nottingham, Derby and the M1, making the location ideal for commuters. Public transport connections also serve the surrounding towns and city. With spacious accommodation, an established tenant and a well-connected location, this property offers landlords the opportunity to acquire an income-generating home from completion. Early viewing is strongly recommended to appreciate its excellent investment potential.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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