



ATTAIN
PROPERTIES



**2 Bed House - Semi-Detached
88 Britannia Avenue, Nottingham, NG6 0EB
Offers In The Region Of £165,000 Freehold
Approx 710.00 sq ft**



ATTAIN
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- Spacious Living Room
- Driveway & Garage
- Fantastic Sized Garden
- Tenanted Property
- Viewings Encouraged
- Close To Local Amenities
- Investors Only

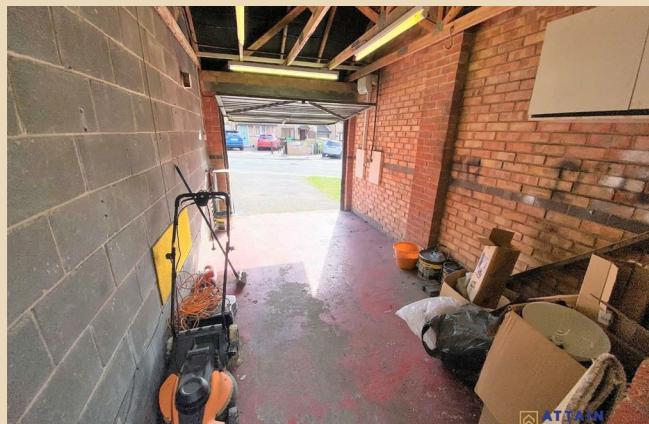
Tenanted Property - Sold with tenants in situ

Current Rent - £850PCM

An excellent opportunity to acquire a tenanted property, benefiting a brand new gas combi boiler. This charming semi-detached house offers spacious and well-presented accommodation throughout, providing an excellent opportunity for investors to add their personal touch. Located in the highly sought-after area of Basford, it is conveniently close to a variety of shops, eateries, and transport links to the City Centre. The ground floor features an inviting entrance hall, a generous living room, and a fitted kitchen/diner as well as access to the rear garden. The first floor boasts two bedrooms, all serviced by a modern three-piece bathroom suite including electric shower over bath. The property also includes a driveway at the front, offering off-road parking, and a private enclosed garden at the rear.

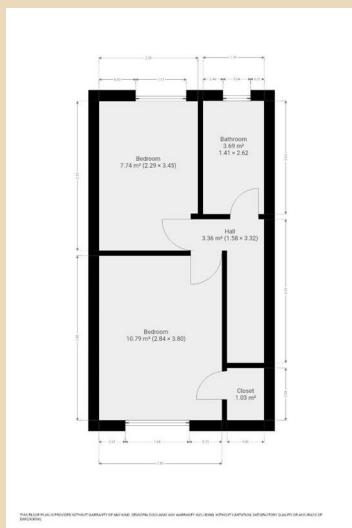
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		71
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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