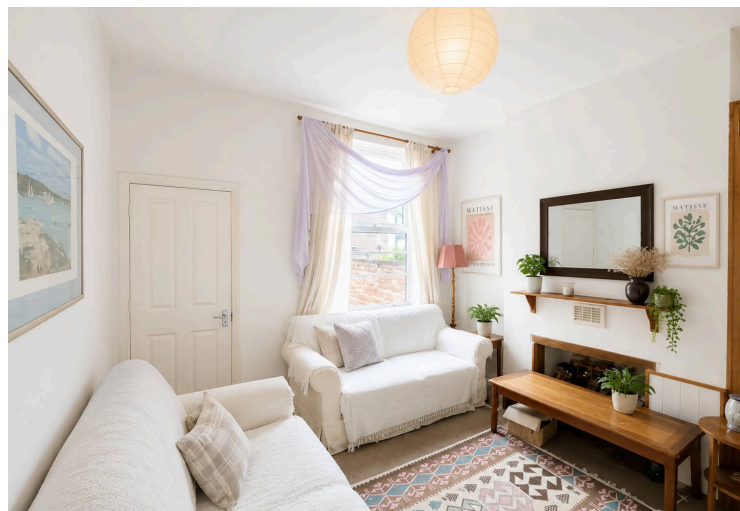


# TJ

THOMAS  
JAMES



## 195 Noel Street, Nottingham

£170,000 Freehold

Mid Terrace Property • Three / Four Bedroom (One / Two Reception Rooms) • Student HMO Property • Three Piece Bathroom Suite • Additional WC • Rear Garden • Fantastic Transport Links • Gas Central Heating & UPVC Double Glazing • Ideal Investment Opportunity • Cellar • EPC rating is C & Council Tax Band B



Thomas James Estate Agents are pleased to offer to the market this spacious and versatile four-bedroom mid-terrace property which presents an exceptional opportunity for investors and homeowners alike, ideally suited for use as a student HMO or as a comfortable family residence.

Arranged across three well-proportioned floors, the property currently benefits from a valid HMO licence and is let for the 2025/26 academic year, ensuring immediate rental income for those seeking a ready-made investment.

The flexible layout offers three or four bedrooms (with the option of one or two reception rooms depending on your requirements), providing ample accommodation for multiple occupants or a growing family.

The main bathroom features a three-piece suite, complemented by an additional WC for added convenience.

Inside, the property is warmed by efficient gas central heating, ensuring comfort throughout the year.

The interior is thoughtfully arranged to maximise space and functionality, with each room benefiting from practical finishes, making it easy to personalise or maintain as a rental.

The kitchen is well-appointed, offering ample storage and workspace, while the living areas are bright and inviting.

Residents will appreciate the property's prime location, situated directly on a tram stop, granting excellent transport links to the city centre, university campuses, and surrounding areas, as well as being within easy reach of a wide range of local amenities including shops, cafes, and supermarkets. This sought-after address is perfect for students, professionals, or families who value convenience and connectivity.

The property's EPC rating is C, reflecting its energy efficiency, and it falls within Council Tax Band B, making it a cost-effective choice for both investors and owner-occupiers.

With its proven rental history, valid HMO licence, and adaptable accommodation, this property represents a rare chance to acquire a high-yielding investment or a delightful family home in a vibrant and well-connected neighbourhood.

Early viewing is highly recommended to appreciate the full potential and flexibility that this impressive property has to offer. Viewing are strictly by appointment only.



### **Garden**

To the front of the property there is a small garden area leaned to the entrance door. To the rear of the property there is a low maintenance rear yard with a gravelled area providing an ideal location for summer entertaining. There is also gated access for convenience of taking bins in and out.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D