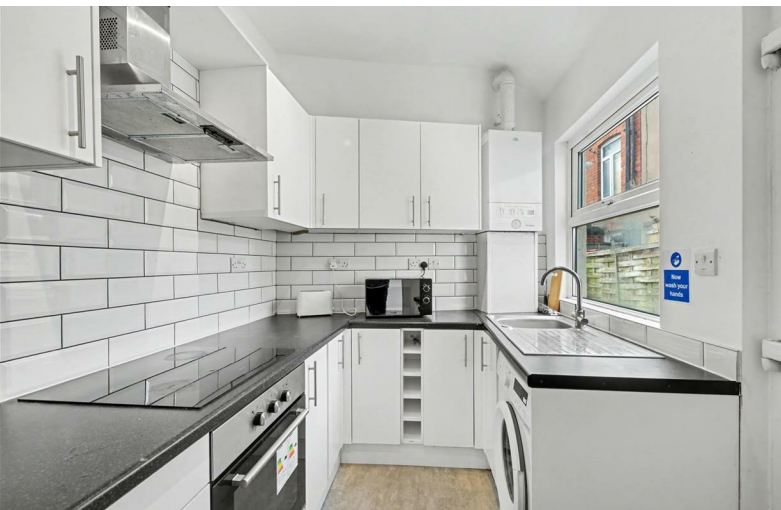




Nottingham Road
Nottingham NG7 7AJ

NEWLY RENNOVATED 4/5 BEDROOM
VICTORIAN TERRACED HOME

Asking Price £180,000 Freehold



This beautifully renovated 4/5 bedroom Victorian terraced home on Nottingham Road, NG5 presents an exceptional opportunity for investors seeking a high-quality, ready-made buy-to-let property with strong rental appeal.

The property has undergone a comprehensive refurbishment throughout and is presented to an immaculate standard, combining period character with modern finishes. Offered fully furnished, it allows for immediate occupation and income generation. Thoughtfully configured with locks fitted to all bedroom doors, the layout is suited for use as a house share or multi-let investment, maximising rental potential.

The ground floor comprises a spacious double bedroom to the front, ideal for tenant flexibility, alongside a separate reception room which can serve as a communal living area or additional bedroom if required. To the rear, a modern fitted kitchen sits within a well-executed extension, providing ample storage, workspace, and dining potential. The kitchen also offers direct access to the rear garden, which is designed for low maintenance and benefits from rear access—an added convenience for both tenants and landlords.

On the first floor, the property offers two further bedrooms, including a generously sized double and a well-proportioned single room, making it suitable for a variety of tenant needs. This level is serviced by a stylish three-piece family bathroom, finished with contemporary fittings.

The second floor completes the accommodation with two additional double bedrooms, both offering good proportions and natural light, further enhancing the property's strong rental capacity.

Externally, the property benefits from a private rear garden with useful rear access, while internally it boasts a clean, modern finish throughout, reducing the need for any immediate further investment.

Ideally situated on a main bus route, the property provides excellent access to Nottingham city centre, making it highly attractive to working professionals. A wide range of local amenities are within easy reach, including shops, supermarkets, parks, and well-regarded schools, further strengthening its appeal to a broad tenant base.

Combining generous accommodation, a high standard of finish, and a prime, well-connected location, this property represents a turnkey investment opportunity with strong and immediate rental potential.



Entrance Hallway

UPVC double glazed door to the front elevation, laminate flooring, wall mounted radiator, coving to the ceiling, doors leading off to:

Bedroom One

17'8" x 14'1" approx (5.4 x 4.3 approx)

UPVC double glazed bay window to the front elevation, laminate flooring, coving to the ceiling, wall mounted radiator.

Lounge

14'9" x 12'9" approx (4.5 x 3.9 approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, coving to the ceiling, carpeted staircase leading to the first floor landing, door leading through to the kitchen.

Kitchen

12'1" x 8'2" approx (3.7 x 2.5 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, oven with induction hob over and extractor hood above, space and plumbing for a washing machine, space and point for a fridge freezer, wall mounted boiler, tiled splashbacks, linoleum flooring, UPVC double glazed window to the side elevation, UPVC door giving access to the rear of the property.

First Floor Landing

Carpeted flooring, wall mounted radiator, carpeted staircase leading to the second floor landing, doors leading off to:

Bedroom Two

14'9" x 12'1" approx (4.5 x 3.7 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bathroom

10'2" x 5'10" approx (3.1 x 1.8 approx)

UPVC double glazed window to the side elevation, panelled bath with shower over, handwash basin with storage cupboards below, WC, extractor fan, heated towel rail, recessed spotlights to the ceiling, tiled splashbacks.

Bedroom Three

10'2" x 7'10" approx (3.1 x 2.4 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Second Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

Bedroom Four

14'9" x 13'5" approx (4.5 x 4.1 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Five

14'9" x 12'1" approx (4.5 x 3.7 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Rear of Property

To the rear of the property there is an enclosed rear garden with walled and fenced boundaries, gated access to the rear.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

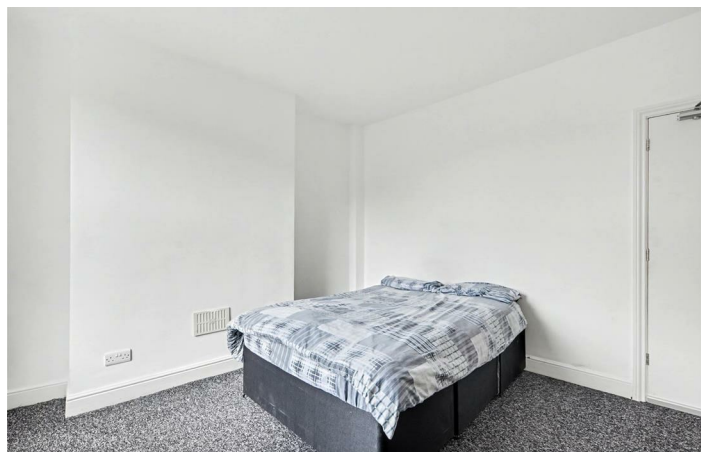
Flood Risk: No flooding in the past 5 years

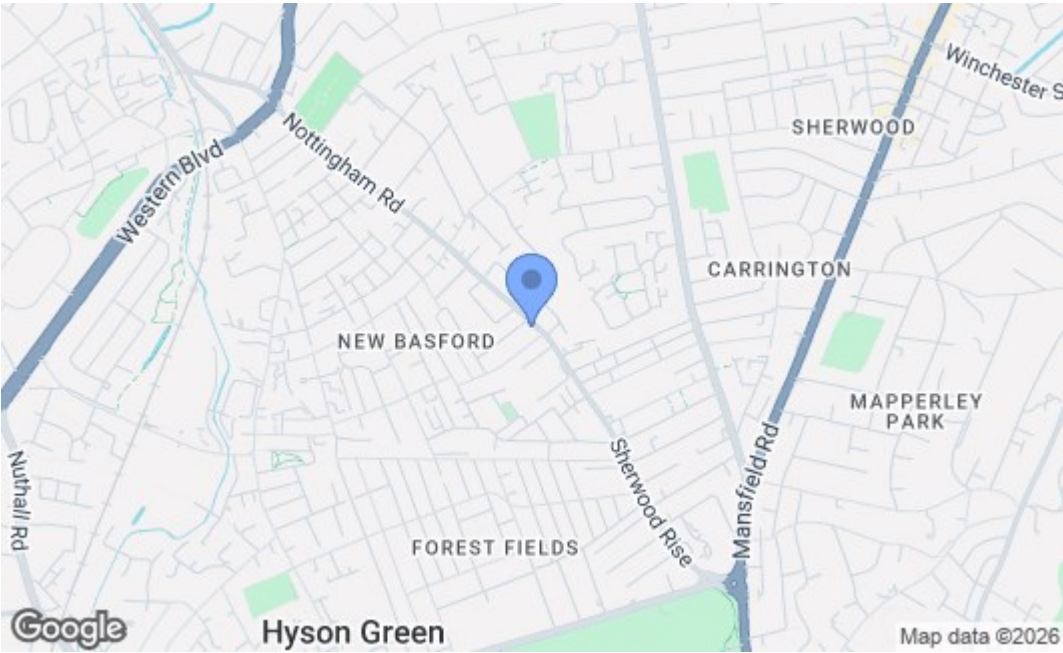
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.