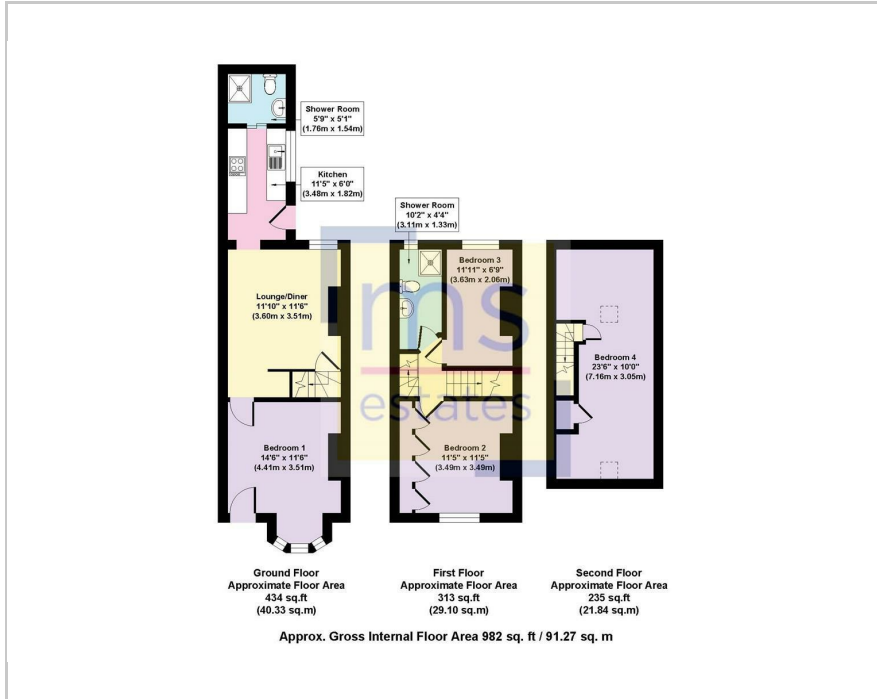




51 Claude Street, Nottingham, NG7 2LA

£183,000

Floor Plan



- Student Location: Heart of Dunkirk, near University of Nottingham & QMC.
- 4 Letting Rooms: For maximum rental income.
- Renovation Project: Ideal "value-add" opportunity to refurbish and flip or hold.
- Two Shower Rooms: Highly desirable layout for shared occupancy.
- Vacant Possession: No upward chain; ready for immediate work.
- Separate Living Space: Includes both a kitchen and a dedicated lounge.
- Garden Access: Outdoor space to the rear of the property.
- Modern Essentials: Already fitted with double glazing and gas central heating.
- High Yield Potential: Strong capital growth and rental prospects in NG7.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

Current rating: **70** (D)
 Potential rating: **83** (B)

Area Map



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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