

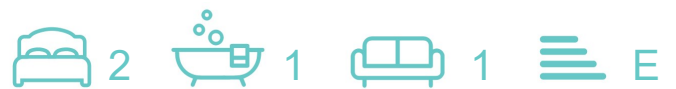
JOHNSONS & PARTNERS

Estate and Letting Agency



16 DOVE STREET,
NOTTINGHAM, NG6 8LR

£129,950



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, NOTTINGHAM, NG6 8LR

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Currently Tenanted at £9540.00 Per Annum | Two Bedrooms | Mid Terrace | Close to Local Amenities and Transport Links | Well Presented | Breakfast Kitchen | Courtyard Garden | Council Tax Band A |

Delight in the opportunity to invest in a two-bedroom mid-terrace home located on Dove Street, Nottingham. This appealing property is perfect for those looking to expand their investment portfolio with a residence in a popular location.

Upon entry, you are greeted by a living room, an ideal space for relaxation or entertaining guests. Progressing through the house, discover the breakfast kitchen, a pleasant area for morning meals and culinary adventures. A ground floor bathroom adds convenience, ensuring that all essentials are covered.

Ascending to the first floor, two well-appointed bedrooms offer comfortable accommodation, each presenting a peaceful retreat from the bustle of daily life. To the rear, the residence boasts a small yet delightful courtyard garden, providing a private outdoor space for a breath of fresh air or a spot of gardening.

One of the standout advantages of this property is its excellent positioning close to an array of local amenities. Retail shops, educational institutions, and a variety of public transport services, including rail connections, are all within easy reach, making it an attractive proposition for tenants.

Moreover, this appealing home falls within Council Tax Band A, a financially favourable aspect for prospective investors. With its close proximity to recreational facilities and strong transport links, this terraced house is perfectly poised for steady rental demand and capital appreciation.

Take the next step in your investment journey with this delightful property in Nottingham, a smart addition to any real estate portfolio.

[Living Room](#)

[Breakfast Kitchen](#)

[Inner Lobby](#)

[Ground Floor Bathroom](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Rear Courtyard Garden](#)

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Nottingham Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of

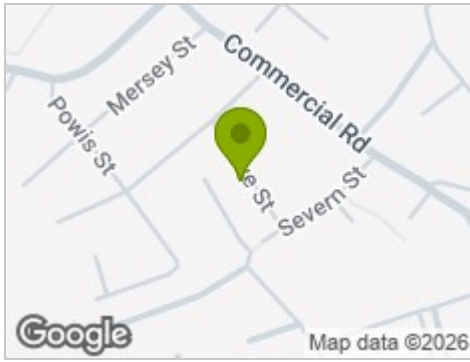
their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



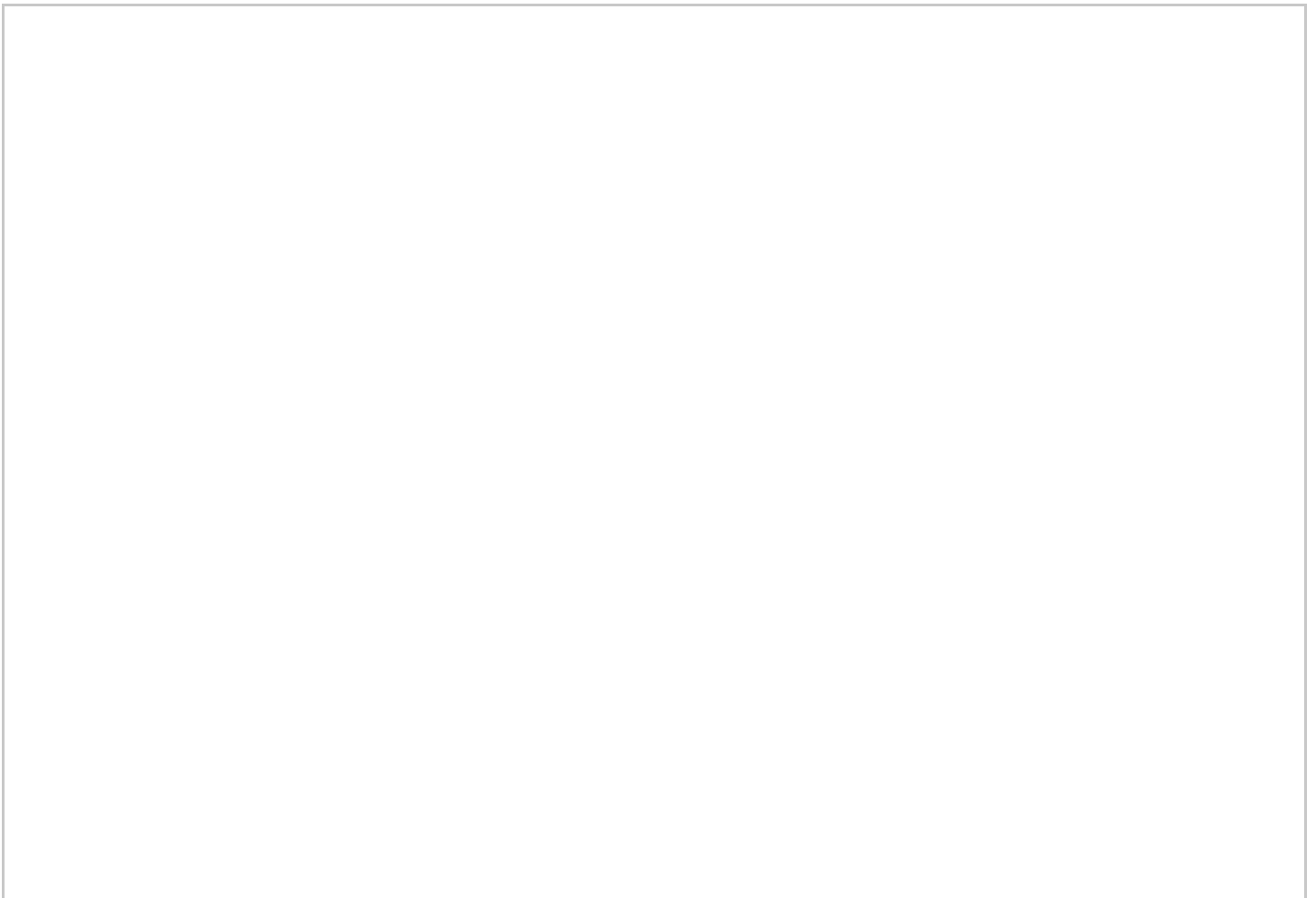
Hybrid Map



Terrain Map



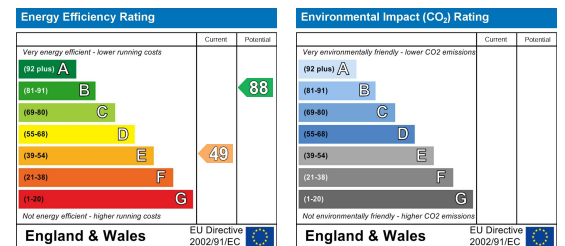
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.