

HoldenCopley

PREPARE TO BE MOVED

Waldeck Road, Carrington, Nottinghamshire NG5 2AG

Guide Price £340,000 - £400,000

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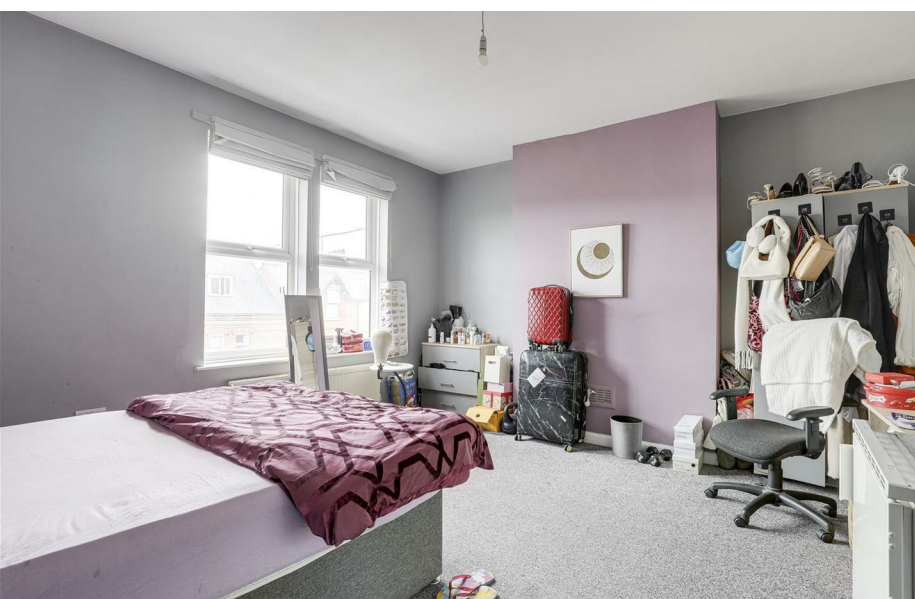
GUIDE PRICE £340,000 - £360,000

5-BED HMO PROPERTY...

An excellent opportunity for both new and experienced investors, this fully tenanted five-bedroom HMO is generating an impressive approx. 9.5% gross rental yield per year, making it a highly lucrative addition to any property portfolio. Situated just off Hucknall road, this property offers excellent transport links into Nottingham City Centre, and is located close to local shops, eateries, and amenities. This terraced property offers spacious and comfortable living accommodation for tenants. The ground floor comprises a communal entrance hall, a living/dining area, a fitted kitchen, and one of the five well-sized bedrooms. To the first floor are two double bedrooms alongside a three piece shower room suite and an additional W/C. The top floor boasts two further large double bedrooms. Externally, the property features a low-maintenance rear courtyard, ideal for tenant use with minimal upkeep required.

MUST BE VIEWED





- 5-Bed HMO
- Tenants In Situ
- Living Room
- Fitted Kitchen
- Shower Room & W/C
- Great Investment Opportunity
- Three-Storey Accommodation
- Popular Location
- Potential Annual Gross Rental Yield Of Approx 9.5%
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'8" x 3'2" (4.48m x 0.98m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, and coving to the ceiling.

Living room

12'10" x 11'9" (3.92m x 3.59m)

The living room has wood-effect flooring, a radiator, a picture rail, and a UPVC double-glazed window to the rear elevation.

Kitchen

10'0" x 8'2" (3.06m x 2.51m)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven and electric hob with a stainless steel extractor fan, an integrated fridge freezer, tiled flooring, partially tiled walls, a radiator, understairs storage, recessed spotlights, two UPVC double-gazed windows to the side and rear elevations, and a single door leading out to the rear garden.

Reception room/Bedroom 5

16'3" into bay x 11'3" (4.97m into bay x 3.45m)

The fifth bedroom has carpeted flooring, two built-in base units, and a UPVC double-glazed bay window to the front elevation.

FIRST FLOOR

Landing

16'11" max x 5'4" (5.16m max x 1.64m)

The landing has carpeted flooring and stairs, a radiator, and provides access to the first floor accommodation.

Master Bedroom

16'4" into bay x 14'10" (4.98m into bay x 4.53m)

The main bedroom has carpeted flooring, a radiator, and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

13'0" x 9'1" (3.97m x 2.78m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

W/C

4'11" x 3'4" (1.51m x 1.03m)

This space has a low level flush W/C, a wall-mounted wash basin with a mixer tap, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

Shower Room

8'2" x 6'0" (2.50m x 1.85m)

The shower room has a low level flush W/C, a pedestal wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

13'0" x 5'1" (3.98m x 1.57m)

The upper landing has carpeted flooring, a UPVC double-glazed window to the rear elevation, and provides access to the second floor accommodation.

Bedroom Two

14'10" x 13'3" (4.53m x 4.06m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Four

13'0" x 9'3" (3.97m x 2.84m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a courtyard style front garden with gated access and brick wall boundaries.

Rear

To the rear of the property is a low maintenance garden with a paved patio seating area, gravelled areas, gated access, and boundaries made up of brick wall and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

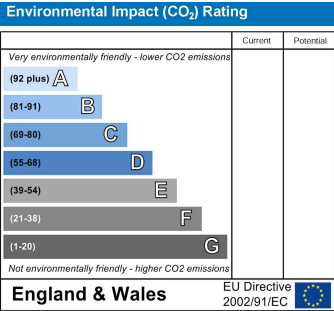
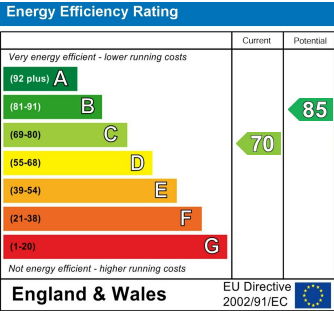
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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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. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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