

# HoldenCopley

PREPARE TO BE MOVED

Derbyshire Lane, Hucknall, Nottinghamshire NG15 7GB

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Guide Price £280,000 - £350,000

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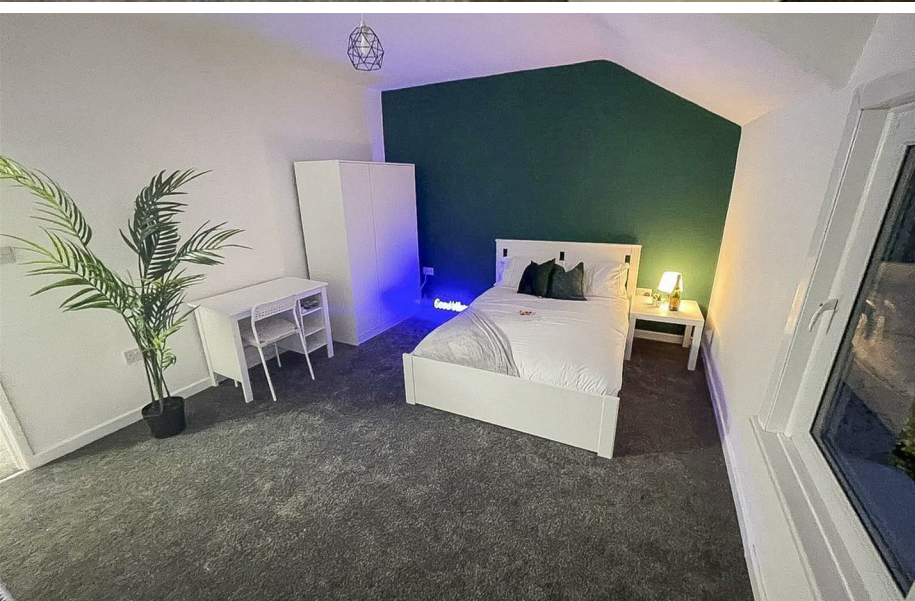
GUIDE PRICE £280,000 - £320,000

### CALLING ALL INVESTORS - HMO OPPORTUNITY...

This three storey terraced property has recently undergone a complete renovation which has been finished to a high standard whilst offering spacious accommodation throughout. The property has been completed to HMO standards with an approved HMO licence, ideal for any new or experienced investors. Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is an entrance hall, a living room, a spacious kitchen and a shower room suite. To the first floor of the property are three bedrooms serviced by an additional shower room suite with the second floor being host to the final two bedrooms. Outside to the front of the property is the availability for on street parking and to the rear of the property is a private low maintenance garden with brick built outhouses.

MUST BE VIEWED





- Six Bedroom HMO
- Terraced Three Storey Property
- Two Bathrooms
- Recently Renovated
- Ideal Investment Opportunity
- Low Maintenance Rear Garden
- Popular Location
- No Upward Chain
- Well Presented
- Must Be Viewed





GROUND FLOOR

Hall

5\*6" x 8\*2" (1.7 x 2.5)

The entrance hall has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed obscure door to provide access into the accommodation

Living Room

12\*5" x 10\*5" (3.8 x 3.2)

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

Bathroom

8\*2" x 2\*11" (2.5 x 0.9)

The bathroom has wood effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass shower screen, a radiator, partially tiled walls, recessed spotlights and an extractor fan

Kitchen

6\*2" x 18\*8" (1.9 x 5.7)

The kitchen has wood effect flooring, a range of fitted base and wall units with marble effect countertops, a sink and a half with a drainer and mixer taps, an integrated oven with an electric hob and an extractor hood, space and plumbing for a washing machine, a radiator, recessed spotlights, two UPVC double glazed windows to the side elevation and a UPVC door to provide access to the rear garden

Bedroom Six

15\*8" x 4\*7" (4.8 x 1.4)

This bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

FIRST FLOOR

Landing

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

Bedroom One

11\*9" x 9\*6" (3.6 x 2.9)

This space has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

Bedroom Three

Bathroom

7\*6" x 4\*7" (2.3 x 1.4)

The bathroom has wood effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass shower screen, partially tiled walls, a radiator, recessed spotlights and an extractor fan

SECOND FLOOR

Landing

The landing has carpeted flooring and provides access to the second floor accommodation

Bedroom Four

11\*9" x 13\*5" (3.6 x 4.1)

This bedroom has carpeted flooring, a radiator, an in-built cupboard and a Velux window

Bedroom Five

11\*5" x 13\*5" (3.5 x 4.1)

This bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is the availability for on street parking

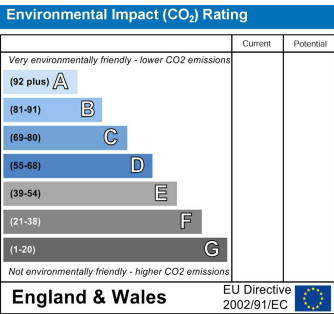
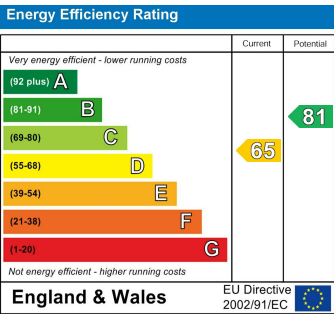
Rear

To the rear of the property is a private low maintenance garden with brick built outhouses and courtesy lighting

DISCLAIMER

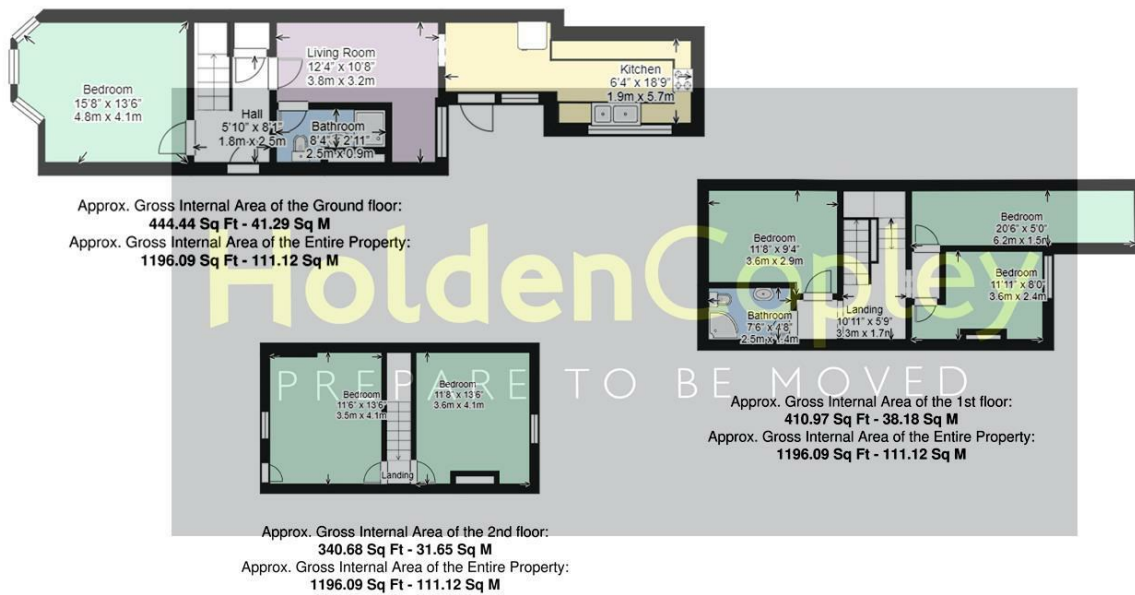
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