

# HoldenCopley

PREPARE TO BE MOVED

Portland Road, Hucknall, Nottinghamshire NG15 7SN

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Guide Price £245,000

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GUIDE PRICE: £245,000 - £255,000

### 5-BED HMO PROPERTY...

An excellent opportunity for both new and experienced investors, this fully tenanted five-bedroom HMO is generating an impressive approx. 14% gross rental yield per year, making it a highly lucrative addition to any property portfolio. Situated on a popular road close to local shops and excellent transport links, this semi-detached property offers spacious and comfortable living accommodation for tenants. The ground floor comprises a communal entrance hall, a dining/living area, a fitted kitchen, and one of the five well-sized bedrooms. To the first floor are two double bedrooms alongside a bathroom suite. The top floor boasts two further large double bedrooms, both benefitting from private en-suite shower rooms, enhancing rental appeal. 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
- Dining Room
- Fitted Kitchen
- Bathroom & Two En-Suites
- Great Investment Opportunity
- Three-Storey Accommodation
- Popular Location
- Potential Annual Gross Rental Yield of 14%
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'0" x 6'0" (3.66m x 1.83m )

The entrance hall has carpeted flooring, a radiator, recessed spotlights, a fitted meter cupboard, an in-built under stair cupboard, and a single UPVC door providing access into the accommodation.

Under-Stair Storage

2'9" x 2'7" (0.85m x 0.80)

Dining Room

12'0" x 11'10" (max) (3.67m x 3.62m (max))

The dining room has UPVC double-glazed windows to the side and rear elevation, vinyl flooring, a radiator, recessed spotlights, and an open arch into the kitchen.

Kitchen

14'7" x 6'9" (4.46m x 2.06m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine and tumble-dryer, space for two fridge freezer, tiled splashback, wood-effect flooring, recessed spotlights, a wall-mounted BAXI boiler, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the rear garden.

Bedroom One

14'5" x 12'0" (max) (4.41m x 3.68m (max))

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

FIRST FLOOR

Landing

12'0" x 6'0" (3.66m x 1.84m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, recessed spotlights, and provides access to the first floor accommodation.

Bedoom Two

12'0" x 9'2" (max) (3.66m x 2.80m (max))

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

Bedroom Three

12'0" x 12'0" (max) (3.68m x 3.67m (max))

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

Corridor

12'0" x 2'7" (3.68m x 0.79m )

The corridor has carpeted flooring and recessed spotlights.

Shower Suite

8'11" x 7'0" (max) (2.74m x 2.14m (max))

This space has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, a loft hatch, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Upper Landing

9'1" x 2'9" (2.77m x 0.85m )

The upper landing has recessed spotlights, carpeted flooring, and provides access to the second floor accommodation.

Bedroom Four

15'3" x 12'2" (max) (4.66m x 3.71m (max))

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, a radiator, a loft hatch, and access into the en-suite.

En-Suite

9'4" x 3'11" (max) (2.85m x 1.21m (max))

This en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, an extractor fan, and recessed spotlights.

Bedroom Five

1207'4" x 11'11" (max) (368m x 3.64m (max))

The fifth bedroom has a UPVC double-glazed arched window to the front elevation, carpeted flooring, recessed spotlights, a radiator, and access into the en-suite.

En-Suite

This en-suite has a low level flush W/C, a wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, recessed spotlights, and an extractor fan.

OUTSIDE

To the rear of the property is an enclosed courtyard with patio, courtesy lighting, blue slate chippings, and brick walled boundaries.

ADDITIONAL INFORMATION

- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for surface water
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

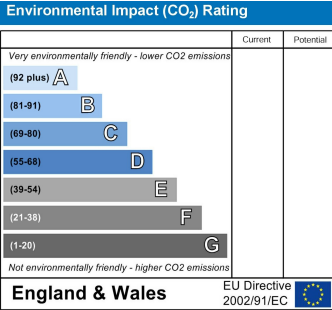
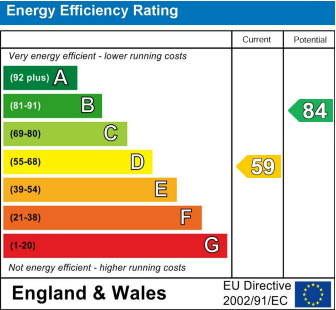
Council Tax Band Rating - Ashfield District Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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