



Noel Street  
Forest Fields, Nottingham NG7 6AW

A FIVE BEDROOM HMO FOR SALE IN  
NOTTINGHAM!

**Offers In The Region Of £325,000 Freehold**



Robert Ellis Estate Agents are pleased to present this five-bedroom semi-detached HMO property, ideally located in Forest Fields, just a short distance from Nottingham City Centre. The property currently benefits from a valid HMO licence and generates an annual rental income of approximately £24,000, making it an excellent investment opportunity.

Each of the five bedrooms is generously proportioned, offering comfortable accommodation for individual tenants. The property features a fully equipped communal kitchen with ample storage, along with a spacious shared living area, ideal for relaxing or socialising. There are two bathrooms, conveniently arranged with one located on the ground floor and one on the first floor, ensuring ease of use for all occupants.

The location is highly sought after, with local shops, supermarkets, cafés, and restaurants all within easy reach. Excellent transport links nearby allow for straightforward access to the city centre, universities, and surrounding areas. Parks, gyms, and healthcare facilities are also within walking distance, enhancing the appeal for tenants.

This well-located and well-presented HMO offers both comfort and convenience in a strong rental area, with a proven income stream already in place. Early viewing is highly recommended.



### Entrance Hallway

Wooden entrance door to the front elevation, tiled flooring, wall mounted radiator, staircase leading to the first floor landing, coving to the ceiling, doors leading off to:

### Bedroom

11'45 x 11'69 approx (3.35m x 3.35m approx)

Double glazed bay window to the front elevation, laminate flooring, coving to the ceiling, wall mounted radiator.

### Lounge

12'48 x 11'43 approx (3.66m x 3.35m approx)

Laminate flooring, double glazed window to the rear elevation, coving to the ceiling, door leading through to the kitchen, wall mounted radiator.

### Kitchen

15'90 x 8'24 approx (4.57m x 2.44m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, space and plumbing for a washing machine, space and point for a tumble dryer, integrated oven with hob over and extractor hood above, space and point for two fridge freezers, door leading to the cellar, wall mounted radiator, vinyl flooring, double glazed window to the side elevation, double glazed door to the side elevation, boiler is housed here, opening through to the rear lobby.

### Rear Lobby

Light and power, could be used for storage or additional utility space subject to the buyers needs and requirements, door leading to the shower room.

### Shower Room

Tiled flooring, tiled splashbacks, WC, double glazed window to the side elevation, vanity hand wash basin with mixer tap, wet room style shower with electric shower over, heated towel rail, extractor fan.

### First Floor Landing

Carpeted flooring, storage cupboard, staircase leading to the second floor landing, doors leading off to:

### Bedroom

14'99 x 15'41 approx (4.27m x 4.57m approx)

Double glazed bay window to the front elevation, double glazed window to the front elevation, coving to the ceiling, feature fireplace, laminate flooring, wall mounted radiator.

### Bathroom

Double glazed window to the side elevation, linoleum flooring, bath with mixer tap and shower attachment, handwash basin with separate hot and cold taps, wall mounted radiator, shower cubicle with mains fed shower over, WC, tiled splashbacks.

### Bedroom

8'51 x 12'39 approx (2.44m x 3.66m approx)

Double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator, laminate flooring.

### Second Floor Landing

Carpeted flooring, access to the loft, storage cupboard, double glazed window to the rear elevation, doors leading off to:

### Bedroom

15'39 x 11'63 approx (4.57m x 3.35m approx)

Laminate flooring, two double glazed windows to the front elevation, two wall mounted radiators.

### Bedroom

12'59 x 8'81 approx (3.66m x 2.44m approx)

Wooden flooring, double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling.

### Outside

#### Front of Property

To the front of the property there is gated access to a paved patio area giving access to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear courtyard with walled and fenced boundaries.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

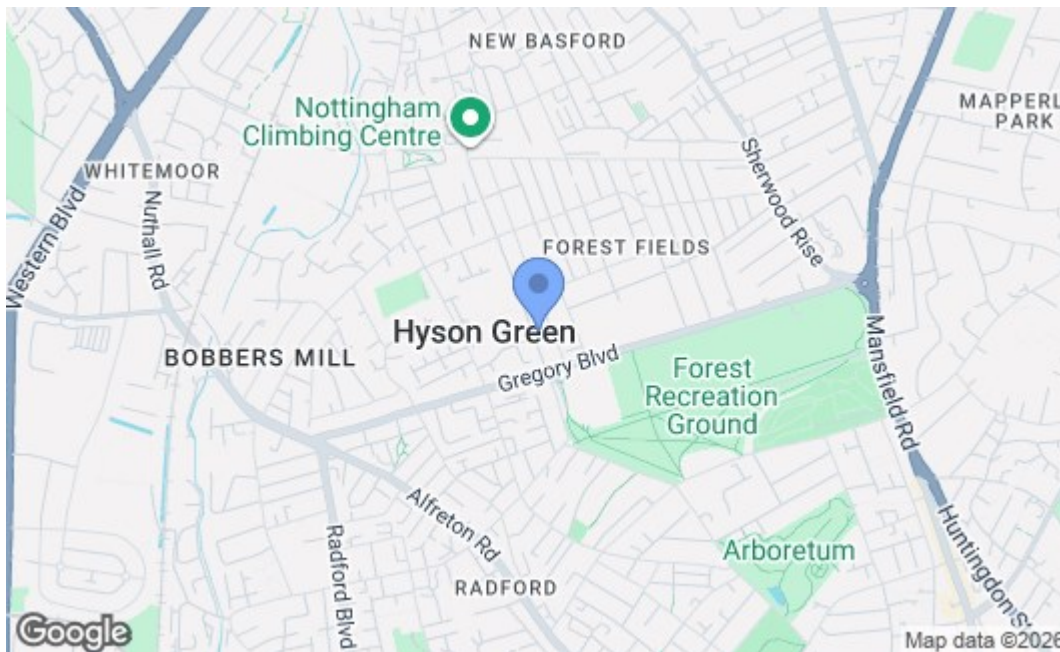
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.