

# Robert Ellis

*look no further...*



Nottingham Road,  
Nottingham,  
NG7 7BA

**Price Guide £275-285,000**  
**Freehold**

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An investment opportunity has arisen to purchase this substantial semi-detached Victorian property which has been divided into FIVE individual rental rooms.

We are looking for a buyer who is looking to purchase an investment property that is ready to purchase with all the renovation work finished.

The rooms are arranged on three floors with one double bedroom to the ground floor, two rooms and bathroom to the first floor and two further bedrooms to the second floor.

Enquiries for this building containing FIVE lettable rooms are to be made to Neill Millward at the Arnold office on 0115 648 5485.

Being sold with No Upward Chain.





### Entrance Hallway

With a glazed wooden entrance door to the front, fixed double glazed panel above leading to:

### Inner Lobby

With internal glazed door to entrance hall, stairs to first floor, wall mounted radiator, ceiling light and fire alarm control panel. Panelled doors to:

### Bedroom 1

13' x 10'7 approx (3.96m x 3.23m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, coving to ceiling.

### Living Room

13'10 x 11'6 approx (4.22m x 3.51m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, coving to ceiling, feature fireplace incorporating wooden mantle, stone hearth and surround with inset electric fire, laminate flooring, panelled door to:

### Kitchen

16'5 x 9' approx (5.00m x 2.74m approx)

With a range of matching wall and base units incorporating laminate work surface over, stainless steel circular sink with separate circular stainless steel drainer with swan neck mixer tap over, space and plumbing for automatic washing machine, space and point for free standing tumble dryer, space and point for free standing cooker, breakfast bar with seating under and wall mounted radiator. UPVC double glazed windows to the side and rear, tiling to the floor, space and point for free standing fridge freezer, ceiling light point, side access door to the rear garden. Panelled door to:

### Cellar

With two separate stores:

### Small Store

7'2 x 3'5 approx (2.18m x 1.04m approx)

With light.

### Large Store

12'3 x 10'10 approx (3.73m x 3.30m approx)

With ceiling light point, gas meter, electric meters and wall mounted re-fitted electrical consumer unit and additional emergency lighting and heat detector.

### First Floor Landing

With stairs to the second floor and doors to:

### Separate w.c.

3'9 x 2'9 approx (1.14m x 0.84m approx)

Low flush w.c., corner vanity wash hand basin with tiled splashbacks, linoleum flooring, ceiling light point.

### Bathroom

5'10 x 5'9 approx (1.78m x 1.75m approx)

UPVC double glazed window to the rear, vanity wash hand basin, Travertine tiled splashbacks, Triton electric shower over the panelled bath.

### Bedroom 2

14'6 x 9'1 approx (4.42m x 2.77m approx)

UPVC double glazed windows to the rear, wall mounted radiator and ceiling light point.

### Bedroom 3

14'6 x 10' approx (4.42m x 3.05m approx)

Two UPVC double glazed windows to the front, wall mounted radiator and ceiling light point.

### Second Floor Landing

Access to eaves for further storage space and doors to:

### Bedroom 4

14' x 9'1 approx (4.27m x 2.77m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

### Bedroom 5

13'4 x 9'10 approx (4.06m x 3.00m approx)

UPVC double glazed window to the front, wall mounted radiator and ceiling light point.

### Outside

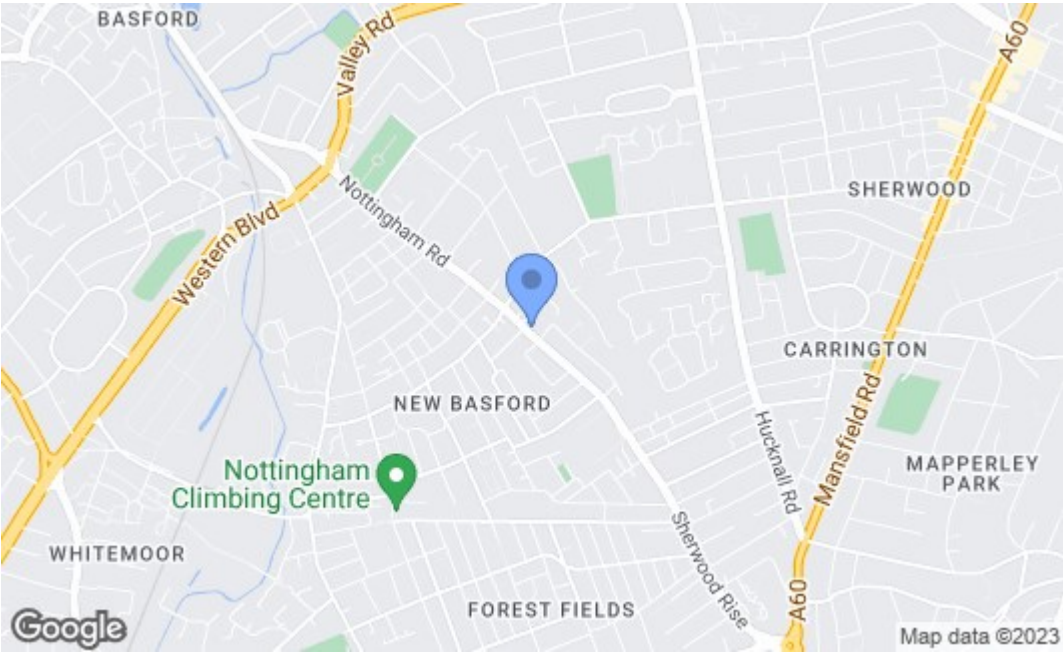
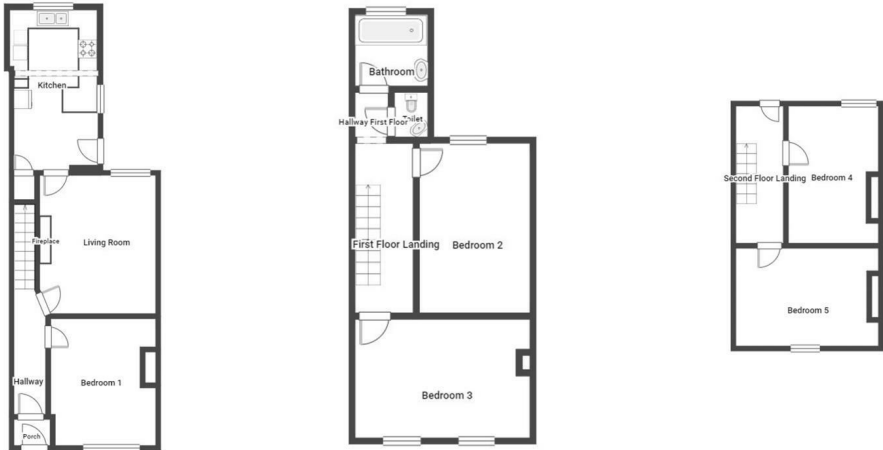
The property is set back from the road with a wall to the front boundary.

To the rear there is an enclosed garden laid mainly to lawn with shrubs planted to the borders, fencing and brick wall to the boundary and secure gated access to the front.

### Council Tax

Council Tax band A - Nottingham City Council. To be confirmed by the purchasers solicitor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	71
England & Wales 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		
England & Wales 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.