Robert Ellis

look no further...







Burford Road
Forest Fields, Nottingham NG7 6BD

FIVE BEDROOM SEMI-DETACHED HMO
INVESTMENT PROPERTY

Asking Price £315,000 Freehold

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Robert Ellis are pleased to bring to the market this substantial five-bedroom HMO investment property, positioned on Burford Road in the popular and well-established Forest Fields area of Nottingham. Just one minute from the Forest Recreation Ground tram stop, the property offers direct access to Nottingham Trent University and Nottingham City Centre in only two stops.

The accommodation is arranged over three floors and offers a practical layout well suited to multi-occupancy living, with further potential to increase the rental income by creating a sixth bedroom, subject to the necessary planning permissions and consents.

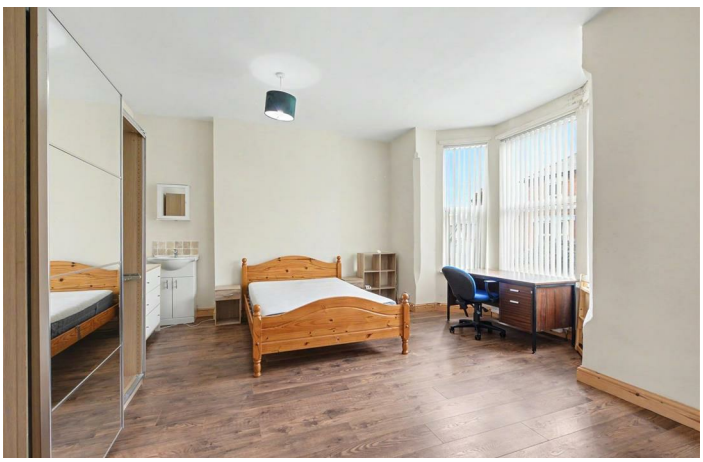
To the ground floor there is an entrance hallway, a spacious bay-fronted living room with character features, a double bedroom, an open plan kitchen diner and access to the cellar. The kitchen diner provides an excellent communal space with a range of wall and base units, work surfaces, space for appliances and room for a seating/dining area.

To the first floor there are further bedrooms, a shower room, family bathroom and separate WC, providing useful facilities for the number of occupants. The second floor offers two additional bedrooms, both of good proportions. Several of the bedrooms benefit from semi-recessed vanity wash hand basins, adding further practicality for HMO use.

Externally, the property has a low-maintenance frontage with walled boundaries, while to the rear there is an enclosed yard with secure gated access to the front.

Forest Fields is a popular residential and rental location, offering excellent access to Nottingham city centre, local shops, tram links, bus routes, universities and a range of nearby amenities, making this an attractive purchase for landlords and investors. The property's generous accommodation and scope to reconfigure to provide a sixth letting room, subject to planning and any required licensing approvals, further enhances its investment appeal.

An early viewing comes highly recommended to appreciate the size, layout and investment potential of this versatile HMO property.





Entrance Hallway
approx (approx)
Wooden glazed door to the front elevation, wall mounted radiator, staircase leading to the first floor landing, ceiling light point, coving to the ceiling, panelled doors leading off to:

Living Room
13'11 x 16'07 approx (4.24m x 5.05m approx)
Double glazed sectional bay window to the front elevation, coving to the ceiling, ceiling light point, picture rail, wall mounted radiator, laminate flooring, feature open tiled fireplace.

Bedroom One
12'8 x 12'6 approx (3.86m x 3.81m approx)
UPVC double glazed window to the rear elevation, coving to the ceiling, dado rail, wall mounted radiator, semi-recessed vanity wash hand basin with storage cupboards below and tiled splashback.

Open Plan Kitchen Diner
12' x 19'11 approx (3.66m x 6.07m approx)
UPVC double glazed windows to the side and rear elevations creating a bright and open space, with a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, space and point for a freestanding cooker, space and plumbing for an automatic washing machine, tiling to the floor, laminate flooring to seating area, wall mounted radiator, ceiling light points, tiled splashbacks, space and point for a freestanding fridge freezer, extractor fan.

Cellar

First Floor Landing
Staircase leading to the second floor landing, panelled doors leading off to:

Shower Room
4'11 x 4'3 approx (1.50m x 1.30m approx)
Three piece suite comprising quadrant shower enclosure with mains fed rainfall shower over, low level flush WC, corner vanity wash hand basin, tiling to the walls, linoleum floor covering, chrome heated towel rail, ceiling light point, extractor fan.

Family Bathroom
7'04 x 8'07 approx (2.24m x 2.62m approx)
UPVC double glazed window to the rear elevation, modern P-Shaped panelled bath with electric Triton shower over, pedestal wash hand basin, low level flush WC, linoleum floor covering, tiled splashbacks, wall mounted radiator, ceiling light point.

Separate WC
6' x 2'11 approx (1.83m x 0.89m approx)
UPVC double glazed window to the side elevation, low level flush WC, vanity wash hand basin, tiled splashbacks, wall mounted radiator, ceiling light point.

Bedroom Two
12'09 x 12'07 approx (3.89m x 3.84m approx)
UPVC double glazed window to the rear elevation, ceiling light point, semi-recessed vanity wash hand basin with storage cupboards below and tiled splashback, wall mounted radiator.

Bedroom Three
18'07 x 12'11 approx (5.66m x 3.94m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, semi-recessed vanity wash hand basin with storage cupboards below and tiled splashback.

Second Floor Landing
UPVC double glazed window to the rear elevation, ceiling light point, loft access hatch, panelled doors leading off to:

Bedroon Four
12'11 x 12'5 approx (3.94m x 3.78m approx)
UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, semi-recessed vanity wash hand basin with storage cupboards below and tiled splashback.

Bedroom Five
18'10 x 12'10 approx (5.74m x 3.91m approx)
Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point, semi-recessed vanity wash hand basin with storage cupboards below and tiled splashback.

Rear of Property
To the rear of the property there is an enclosed rear yard with walls to the boundaries and secure gated access to the front of the property.

Front of Property
To the front of the property there is a low maintenance garden with walled boundaries and steps leading to the front entrance door.

Agents Notes: Additional Information
Council Tax Band: C
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





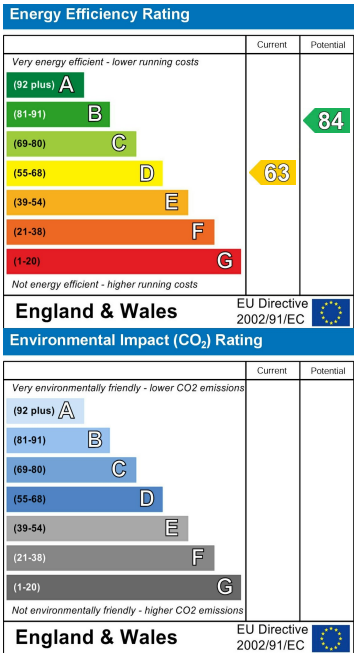












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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