Robert Ellis

look no further...

Burford Road,
Forest Fields, Nottingham
NG7 6BB

£310,000 Freehold

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GUIDE PRICE £310,000 - £320,000

FIVE-BEDROOM, THREE BATHROOM HMO INVESTMENT OPPORTUNITY!

Robert Ellis Estate Agents are delighted to present this FIVE BEDROOM SEMI-DETACHED PROPERTY in Forest Fields, Nottingham. Currently holding a HMO license, this home is a prime investment for buy-to-let landlords, selling as a fully let, ready-made investment.

Each of the five generously sized bedrooms offers plenty of space, ideal for individual tenants. The property features a well-equipped kitchen with ample storage and a comfortable communal living area—perfect for socializing or relaxing. Two bathrooms and a shower room with additional separate WC to ensure convenience for all occupants. Outside, the property boasts a low-maintenance rear garden, ideal for tenant enjoyment with minimal upkeep required.

Located close to local shops, supermarkets, cafes, and restaurants, this property provides easy access to Nottingham's best amenities. With excellent transport links, including the nearby tram network, tenants can easily commute to the city centre, universities, parks, gyms and healthcare facilities.

This HMO combines comfort and convenience in a prime Nottingham location. Book your viewing today to secure this highly sought-after property!

Entrance Hallway
Wooden entrance door to the front elevation leading into the entrance hallway, laminate flooring, wall mounted radiator, ceiling light points, dado rail, staircase leading to the first floor landing, internal doors leading into the lounge diner, kitchen, bedroom 1 and down to the cellar.

Lounge Diner
16 x 12'2 approx (4.88m x 3.71m approx)
UPVC double glazed bay window to the front elevation, wooden flooring, wall mounted radiator, ceiling light point, coving to the ceiling.

Kitchen
11 x 8'11 approx (3.35m x 2.72m approx)
UPVC double glazed window to the side elevation, LVT flooring, wall mounted radiator, spotlights to the ceiling, a range of matching wall and base units incorporating laminate worksurfaces above, stainless steel sink and drainer unit with mixer tap over, integrated oven, 4 induction hob with stainless steel extractor above, wall mounted Worcester Bosch gas central heating combination boiler providing instant hot water and central heating to the property, space and point for a freestanding fridge and freezer, secure rear door leading out to the enclosed low maintenance rear garden.

Bedroom 1
10'11 x 12'5 approx (3.33m x 3.78m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point, pedestal hand wash basin with hot and cold taps and tiled splashbacks.

Cellar
17'2 x 12'5 approx (5.23m x 3.78m approx)
2 separate areas with light and power, housing the gas metre points whilst providing useful additional storage space.

First Floor Landing
Carpeted flooring, ceiling light points, dado rail, useful utility space with worktop and tiled splashback, staircase leading to the second floor landing, internal doors leading into bedroom 2, 3, utility room, bathroom 1 & 2.

Bedroom 2
12'9 x 10'6 approx (3.89m x 3.20m approx)
UPVC double glazed windows to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point, pedestal hand wash basin with hot and cold taps and tiled splashbacks.

Bedroom 3
12'8 x 11'1 approx (3.86m x 3.38m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, ceiling light point. built-in storage cupboard providing useful additional storage space.

Utility Room
5'9 x 4'2 approx (1.75m x 1.27m approx)
Window to the side elevation, LVT flooring, ceiling light point, worktop, automatic washing machine, freestanding tumble dryer.

Bathroom 1
6'6" x 9'10" approx (2.0 x 3.0 approx)
Double glazed window to the rear elevation, LVT flooring, tiled splashbacks, wall mounted radiator, ceiling light point, modern 3 piece suite comprising of a panel bath with hot and cold taps and electric Triton shower above, pedestal hand wash basin with hot and cold taps and a low level flush WC.

Bathroom 2
8'3 x 5'11 approx (2.51m x 1.80m approx)
UPVC double glazed window to the front elevation, LVT flooring, , tiled splashbacks, wall mounted radiator, ceiling light point, 3 piece suite comprising of a panel bath with hot and cold taps and electric Triton shower above, pedestal hand wash basin with hot and cold taps and a low level flush WC.

Second Floor Landing
UPVC double glazed window to the rear elevation, carpeted flooring, ceiling light points, dado rail, loft access hatch, internal doors leading into bedroom 4, 5, shower room and separate WC.

Bedroom 4
12'9 x 10'6 approx (3.89m x 3.20m approx)
UPVC double glazed windows to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point, pedestal hand wash basin with hot and cold taps and tiled splashbacks.

Bedroom 5
11'1 x 13' approx (3.38m x 3.96m approx)
UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator, ceiling light point, pedestal hand wash basin with hot and cold taps and tiled splashbacks.

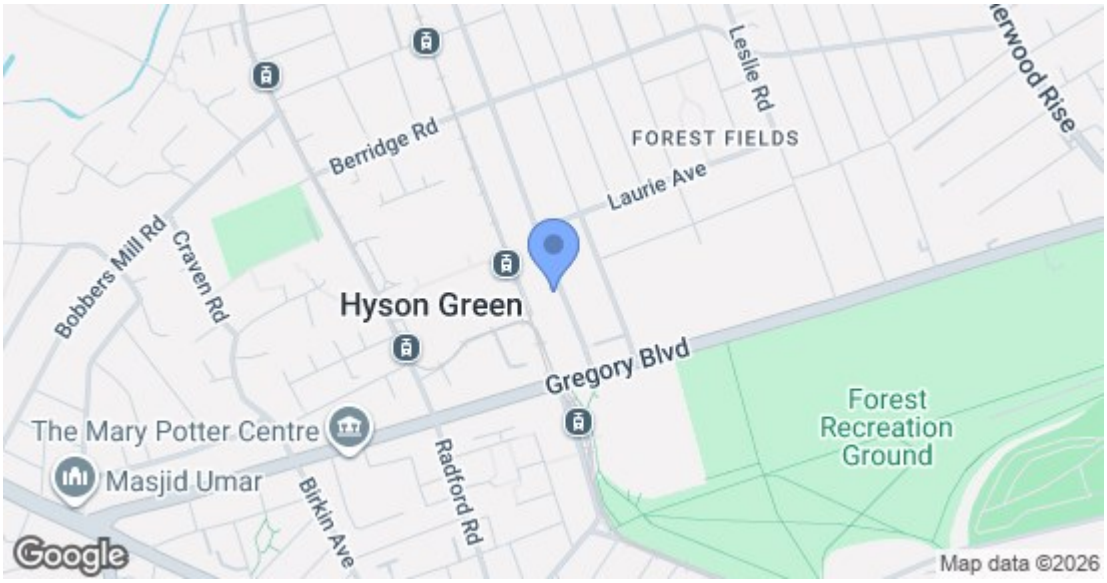
Shower Room
2'4 x 7'6 approx (0.71m x 2.29m approx)
LVT flooring, tiled splashbacks, wall mounted radiator, ceiling light point, walk-in shower enclosure with mains-fed shower above.

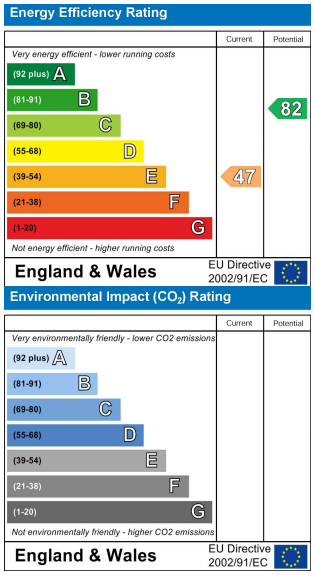
Separate WC
8'3 x 6'01 approx (2.51m x 1.85m approx)
Window to front elevation, LVT flooring, tiled splashbacks, wall mounted radiator, ceiling light point, shelving, pedestal wash hand basin with hot and cold taps and a low level flush WC.

Front of Property
To the front of the property there is a low maintenance garden with picket fence to the boundary and pathway leading to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed low maintenance courtyard area with secure gated access to the front, walls to the boundaries and outside security lighting.

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 20mbps Ultrafast 1000mbps
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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