



**Alferton Road  
, Nottingham NG7 5LU**

**BUY TO LET INVESTORS ONLY! TENANTS  
IN SITU!**

**Guide Price £150,000 Freehold**



Investor Opportunity – Two Bedroom Mid-Terrace in Radford, Nottingham.

For Investors Only – Presenting this well-located two-bedroom end-terrace property situated in the popular and high-demand area of Radford, Nottingham. With strong rental potential and excellent access to local amenities and transport links, this is an ideal addition to any property portfolio.

Upon entering, you are welcomed into a bright and spacious lounge, which offers direct access to the staircase leading to the first floor. Beyond the lounge is a well-proportioned kitchen, with space for appliances and convenient access to the low-maintenance rear yard garden—perfect for tenants looking for outdoor space.

Upstairs, the property benefits from two generously sized bedrooms and a family bathroom, providing comfortable living for tenants.

This property represents a fantastic opportunity for buy-to-let investors seeking a solid return in a popular rental location close to Nottingham city centre and university campuses.

Do not miss out – contact us today to arrange a viewing.



### Reception Room

12'11" x 17'2" approx (3.96 x 5.25 approx)

Composite entrance door leading into the reception room comprising UPVC double glazed bay fronted window to the front elevation, coving to the ceiling, laminate floor covering, carpeted staircase leading to the first floor landing, storage cupboard, coving to the ceiling, recessed spotlights to the ceiling, wall mounted radiator, fireplace, archway leading through to the kitchen diner.

### Kitchen Diner

12'11" x 8'9" approx (3.95 x 2.68 approx)

Linoleum floor covering, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated oven with four ring gas hob above and extractor hood above, UPVC double glazed window to the rear elevation, UPVC door to the rear elevation leading out to the garden, wall mounted radiator, tiled splashbacks, integrated for fridge freezer, space and point for washing machine, wall mounted boiler, recessed spotlights to the ceiling.

### First Floor Landing

Carpeted flooring, loft access hatch, recessed spotlights to the ceiling, doors leading off to:

### Bedroom One

9'9" x 14'3" approx (2.99 x 4.36 approx)

UPVC double glazed bay fronted window to the front elevation, built-in storage cupboards providing ample storage space, coving to the ceiling, wall mounted radiator, recessed spotlights to the ceiling.

### Bedroom Two

10'9" x 6'6" approx (3.30 x 2 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling.

### Bathroom

7'8" x 5'10" approx (2.34 x 1.79 approx)

Tiled flooring, chrome heated towel rail, tiled splashbacks, UPVC double glazed window to the rear elevation, panelled bath with electric shower over, handwash basin, WC.

### Outside

### Front of Property

To the front of the property there is on-road parking.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio, flowerbeds, secure rear gate, fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 19mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

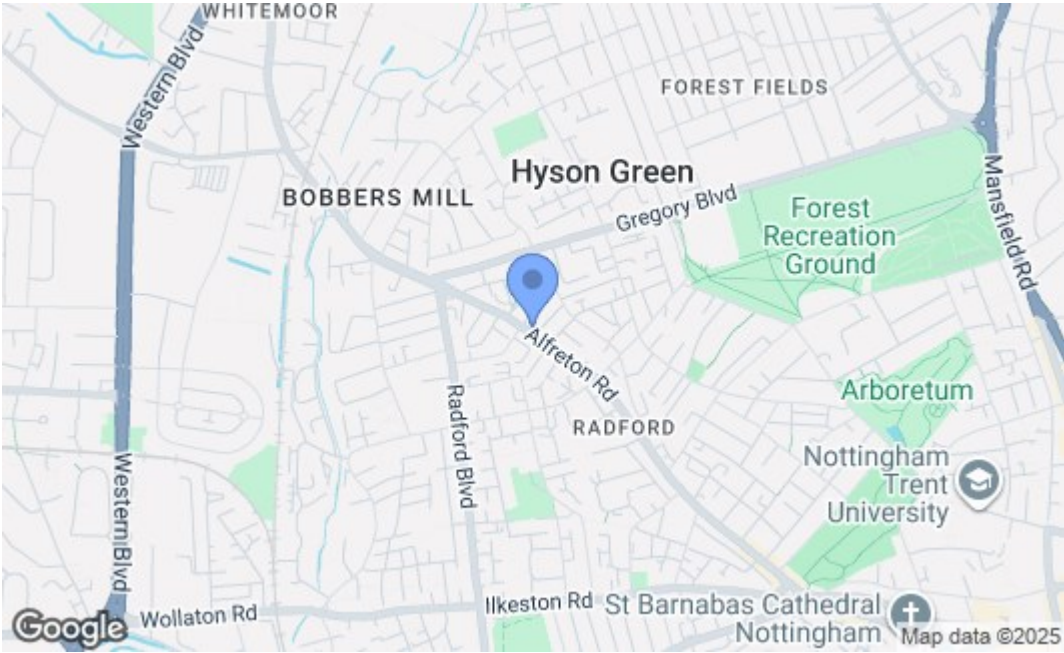
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 81        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 64      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| 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.