Robert Ellis

look no further...

Kenilworth Court,
The Park, Nottingham
NG7 1FZ

£425,000 Freehold

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A Three- Bedroom, Three Storey Town House Currently used as a HMO with Four Lettable Rooms and the Benefit of No Upward Chain.

This property is considered an ideal opportunity for a wide range of potential purchasers including investors who would like to continue generating a healthy rental yield, or young professionals and families looking to be within a central location.

Situated in a sought-after location within walking distance to Nottingham City Centre with the benefit of a variety of local amenities including shops, schools, supermarkets, and restaurants. There are tram and bus links nearby providing easy access to Nottingham University, QMC and Nottingham city centre. Nottingham train station is also just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, Utility Room, WC, and Study to the ground floor. Rising to the first floor is the Kitchen, open plan Lounge/Diner and Bedroom One. Then on the second floor are three further bedrooms, one with en-suite and the bathroom.

The front of the property is paved with access to driveway, leading to the integral garage. To the rear is a low maintenance, paved courtyard seating area and steps up to a grassed area. There is a staircase to an elevated BBQ area with a view of the castle

With the benefit of double glazing and a tidy interior throughout, this property is well worthy of an early internal viewing.

Entrance Hall
Entrance door through to spacious entrance hall with radiator and access to the garage.

Utility Room
9'8" x 6'5" (2.97m x 1.98m)
Wall and base units with work surfaces over inset sink with drainer. Space and fittings for freestanding appliances to include Fridge/Freezer, washing machine and dryer.

WC
WC and wash hand basin

Study/Store Room
8'11" x 8'11" (2.74m x 2.74m)

First Floor Landing

Kitchen
10'0" x 8'5" (3.07m x 2.57)
Wall, base and draw units with work surfaces over inset sink with drainer. Integrated appliances to include oven and hob with extractor fan and dishwasher. Window to the front and side aspect.

Open Plan Lounge/Diner
23'1" x 10'11" (7.04m x 3.33m)
Carpeted room, with two radiators and patio doors to the paved seating area at the rear. There is a balcony area to the front.

Bedroom One
12'11" x 9'4" (3.94m x 2.87m)
Carpeted room, with radiator and patios doors leading to the paved seating area.

Second Floor Landing

Bedroom Two
12'7" x 9'6" (3.84m x 2.9m)
Carpeted room, with radiator and window to the rear aspect.

Bedroom Three
14'0" x 12'4" (4.27m x 3.78m)
Carpeted room, with radiator and two windows to the rear aspect. Access to the en-suite.

En-Suite
Walk in shower, with wash hand basin and low flush WC

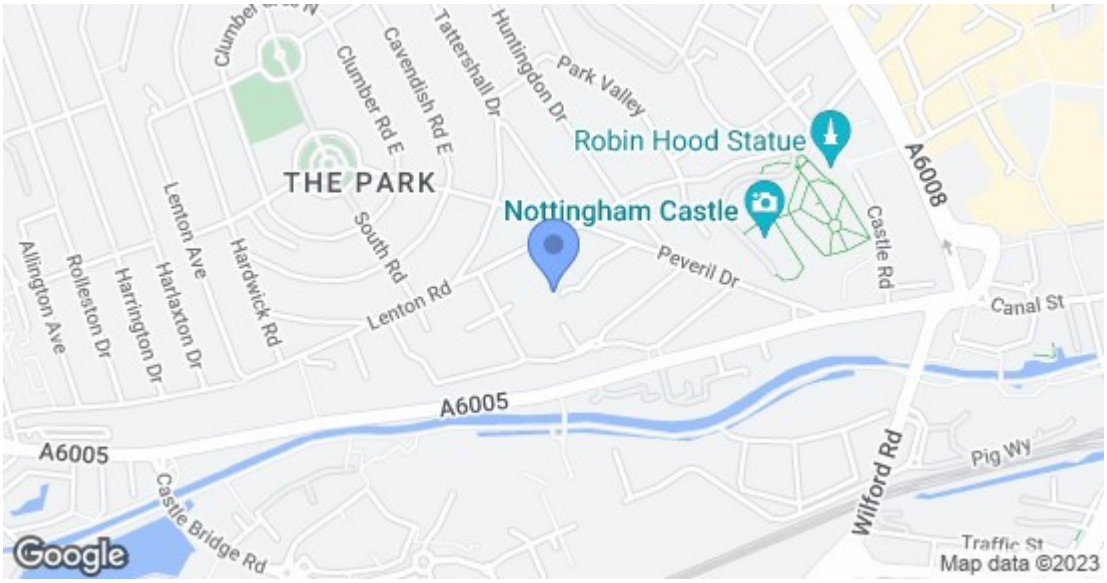
Bedroom Four
10'2" x 8'5" (3.1m x 2.57m)
Carpeted, with radiator and window to the front aspect.

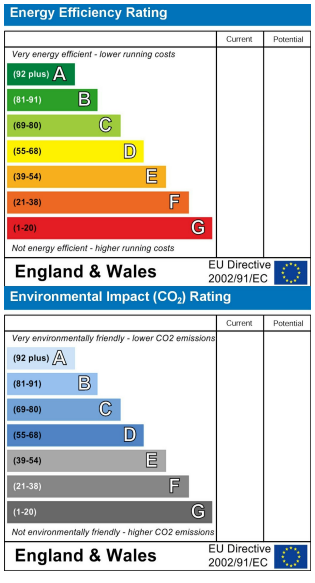
Bathroom
Suite to include bath, walk in shower cubicle, wash hand basin, WC and bidet.

Outside
The front of the property is paved with access to driveway, leading to the integral garage. To the rear is a low maintenance, paved courtyard seating area and steps up to a grassed area. There is a staircase to an elevated BBQ area with a view of the castle

Council Tax Band
Nottingham City Council Band E

Robert Ellis
ESTATE AGENTS





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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